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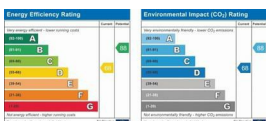


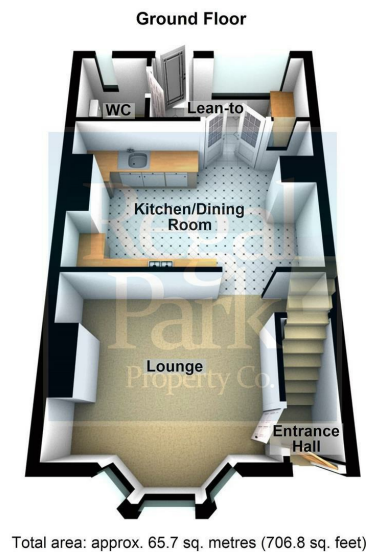
Montagu Road, Walton, Peterborough, PE4 6EE
Offers in excess of £170,000
Freehold

IDEAL FIRST TIME OR INVESTMENT PURCHASE* *CLOSE TO LOCAL AMENITIES

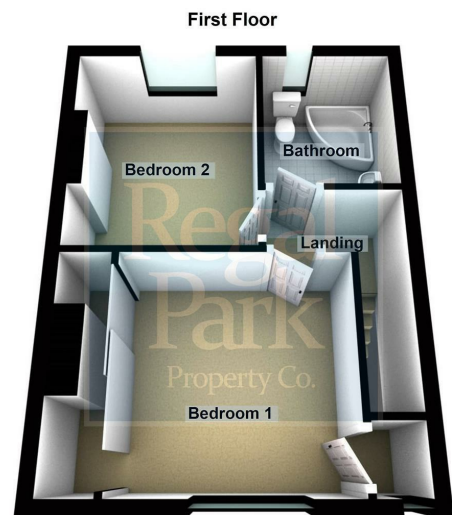
Regal Park are pleased to offer this well presented 2 Bedroom Terrace House in the popular location of Walton. The property is situated close to local amenities and comprises of: Entrance Hall, Lounge, Kitchen/Dining Room, Lean To with WC. The first floor has 2 Bedrooms and a Bathroom. There is an enclosed rear garden. Viewings Highly Recommended.

EPC: C





Total area: approx. 65.7 sq. metres (706.8 sq. feet)



Entrance Hall

Laminate flooring, stairs, door to:

Lounge

10'1" x 12'1" (3.07m x 3.68m)

UPVC double glazed bay window to front, fireplace with wood burner, double radiator, laminate flooring, open to:

Kitchen/Dining Room

10'1" x 15'2" max (3.07m x 4.62m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink bowl with mixer tap, plumbing for dishwasher, space for fridge/freezer and cooker, uPVC double glazed window to rear, radiator, tiled flooring, telephone point, uPVC double glazed french double doors to:

Lean-to

4'11" x 10'5" (1.50m x 3.18m)

With polycarbonate roof, uPVC double glazed window to rear, tiled flooring, worktop space over, plumbing for washing machine, space for tumble dryer, uPVC double glazed door to garden, door to:

WC

UPVC obscure double glazed window to rear, low-level WC, tiled flooring, worktop space over, stainless steel sink unit.

Landing

Radiator, fitted carpet, door to:

Bedroom 1

10'1" x 10'1" (3.07m x 3.07m)

UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobe(s) with mirrored sliding doors, cupboard with wall mounted combination boiler and UPVC obscure double glazed window to front.

Bedroom 2

10'1" x 8'8" (3.08m x 2.65m)

UPVC double glazed window to rear, radiator, fitted carpet, telephone point.

Bathroom

Fitted with a three piece suite comprising of a corner bath with shower over, pedestal wash hand basin and WC, fully tiled walls, uPVC obscure double glazed window to rear, radiator, tiled flooring.

Outside

The rear garden has a gravel area, lawn area, outside tap, outside lighting, timber workshop with power, timber shed, mature flowers and trees, gated rear access.

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.