

**Humphrys Street, Peterborough PE2 9RH** 

# welcome to

# **Humphrys Street, Peterborough**

Pleased to offer this FOUR BEDROOM HOME in popular SUGAR WAY. Much improved by its current owners. Set in a quieter cul-de-sac, it easy walking distance to Schools, Shops, Doctors, and Nursery. A quick BUS ROUTE to Peterborough city with its quick ROAD and RAIL LINKS to LONDON.













## **Living Room**

16' 1" x 10' 3" ( 4.90m x 3.12m ) Solid Oak flooring, Bay window, Gas fire, radiator.

## **Hall Way**

Solid Oak flooring, access to Stairs (Engineered Oak Flooring), radiator.

#### **Cloak Room**

W/C & Basin, vinyl flooring, radiator.

## **Utility Room**

Space for Fridge Freezer, Sink & Drainer and plumbing for Washer, Pantry store area, back door to the Garden, tiled floor, radiator.

## **Kitchen Area**

9' 9" x 9' 1" ( 2.97m x 2.77m )

Tiled flooring, space for Dish washer, ample wall and matching base units, gas hob / Miele electric oven, open plan to Dining Area, radiator.

## **Dining Area**

9' 2" x 9' 2" ( 2.79m x 2.79m )

Solid Oak flooring, access to Conservatory and living room, open plan to kitchen, radiator.

## Conservatory

10' 1" x 8' 8" ( 3.07m x 2.64m )
With south facing GARDEN access, vinyl flooring, electric radiator.

#### **Bedroom One**

11' 8" x 10' 5" ( 3.56m x 3.17m ) With en suite, engineered oak flooring, radiator.

#### **En-Suite Bathroom**

Three piece suite with shower, vinyl flooring, radiator.

### **Bedroom Two**

10' 5" x 9' 2" ( 3.17m x 2.79m ) Oak engineered flooring, radiator.

## **Bedroom Three**

9' 6" x 6' 2" ( 2.90m x 1.88m ) Oak engineered flooring, radiator.

#### **Bedroom Four**

9' 3" x 6' 1" ( 2.82m x 1.85m )
Oak engineered flooring, radiator.

#### **Bathroom**

3 piece suite with mixer shower over bath, vinyl flooring, radiator.

### **Outside Space**

Open porch to the front. Pretty generous low maintenance South Facing Rear Garden with Patio, Lawn, mature Scrubs and raised Decked sitting Areas and garden Shed. To the side, drive way PARKING WITH ELECTRIC CAR CHARGING POINT and SINGLE GARAGE





## welcome to

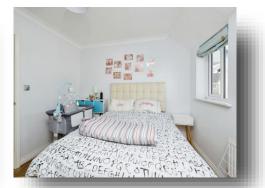
# **Humphrys Street, Peterborough**

- Four Bedroom Detached Family Home, Sugar Way
- Benefits from South Facing Solar Panels so LOWER ENERGY USAGE
- Open plan Kitchen / Diner & Conservatory
- Pretty Generous SOUTH FACING Low Maintenance rear Garden with Patio, raised Decked area, lawn and Scrubs
- Boiler / Water cylinder / Chrome light switches and Taps upgraded recently

Tenure: Freehold EPC Rating: D

## **t320 000**









Please note the marker reflects the postcode not the actual property

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Property Ref: FLE103841 - 0013 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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