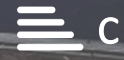




33 Deer Valley Road

PE2 9SN

Offers in the region of £270,000



33 Deer Valley Road

PE2 9SN

Being sold with no onward chain and viewing strongly urged, this staggered terrace Townhouse is set over three floors offering ideal family accommodation which enjoys a quiet cul de sac position on the ever popular Sugar Way Site.

The well presented accommodation comprises ; Entrance Hall with the stairs to the First Floor Landing and a Cloakroom W.C. The good size Lounge Diner is positioned to the rear with access to the easy to maintain garden and there is a well appointed fitted Kitchen Breakfast Room to the front with built in appliances including a double combination oven, gas hob with a hood above, fridge/freezer, dishwasher and washing machine .

On the First floor are two Bedrooms, a Family Bathroom and a Study Landing which has access to the impressive top floor Bedroom suite which has ample storage cupboards, built in wardrobes and an Ensuite with a double size shower cubicle

Outside is an enclosed rear Garden laid to lawn ideal as a child's play area and with a good size decking platform. There is off road parking to the rear and a single Garage in rear positioned block.

Not far from many local amenities including supermarkets, Doctors Clinic, schools for younger children, play areas and public transport. The City Centre is only a short drive away as is the Orbital Road System which links the area with the rest of Peterborough and the A1 trunk road.

Viewing is recommended.

Tenure Freehold
Council Tax C





Entrance Hall
Stairs to the first floor

Cloakroom W.C.

Lounge Diner
15'0" max x 14'10" max (4.58m max x 4.54m max)

Storage cupboard, French door to the rear garden.

Kitchen Breakfast Room
11'10" x 7'9" (3.61m x 2.38m)

Fitted with a range of base and eye level units, incorporating double combination oven, gas hob, cooker hood, fridge freezer, washing machine and dishwasher.

1st Floor Landing

Bedroom 2
14'11" x 11'2" (4.57m x 3.41m)

Bedroom 3
9'9" x 7'10" (2.99m x 2.40m)



Family Bathroom

Study Landing
Stairs to main Bedroom Suite

2nd Floor Main Bedroom
14'11" max x 14'5" max - 10'11" (4.56m max x 4.40m max - 3.33m)

Storage cupboard, built in double wardrobe, Eaves storage space cupboard, Velux windows to front and rear.

Ensuite Shower Room
Velux window to rear

Outside
To the rear of the property is an enclosed garden laid to lawn with a good size decking area. Gated access leads to an off road parking space and a single Garage in a nearby block.



Floor Plan



Viewing

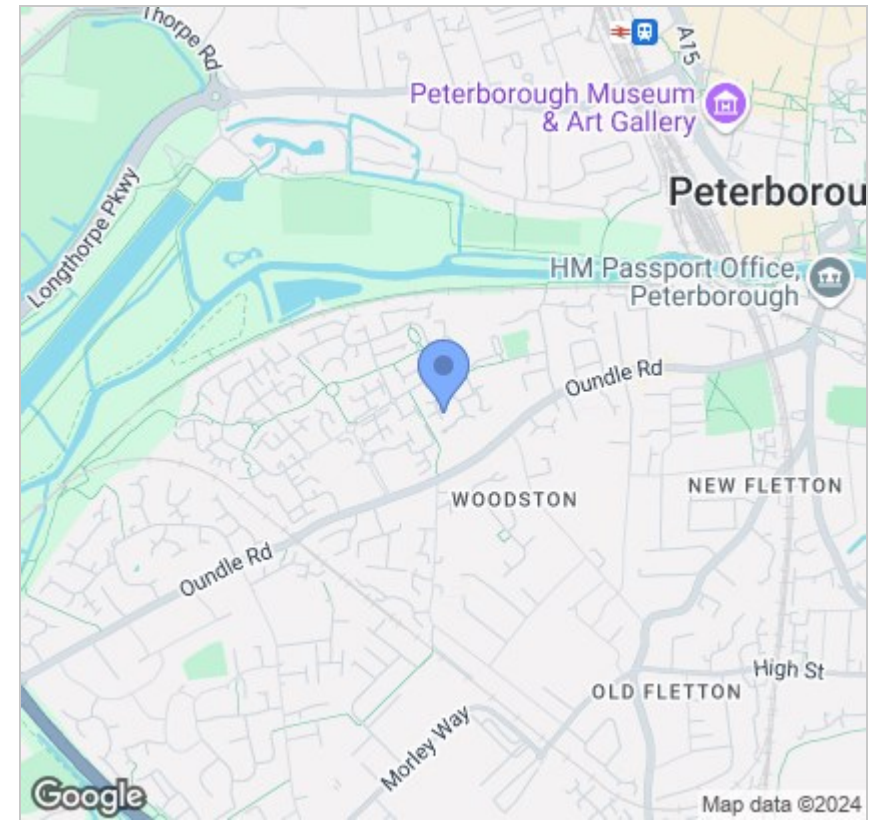
Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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Area Map



Energy Efficiency Graph

