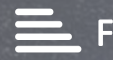




251 Eastfield Road

PE1 4BH

£385,000



# 251 Eastfield Road

PE1 4BH

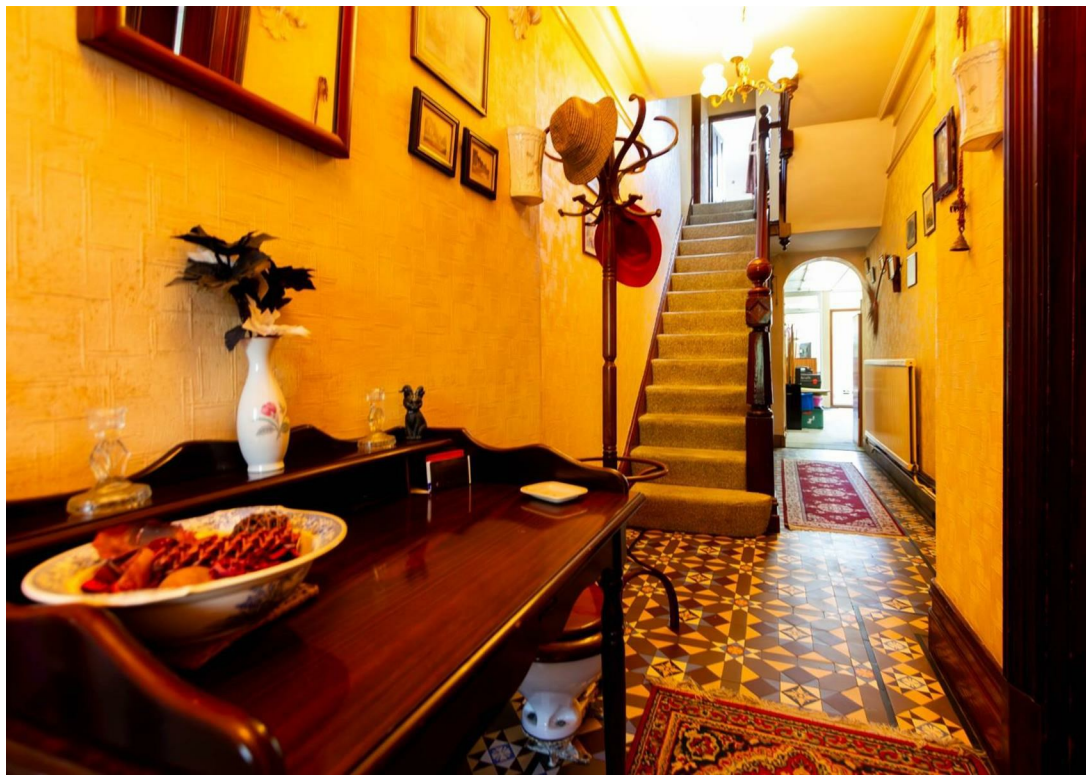
\*\* Located in a popular location is this well presented, extended Victorian style family home, offering versatile accommodation set over two floors, and ideally situated near to local amenities, schools, central park, and the City Centre with good transport links nearby. Believed to be built in 1898 the property offers character and charm, but some updating is required, and in brief the property comprises.

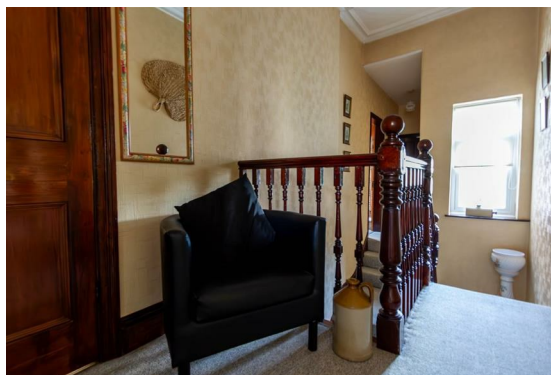
Front porch with door to the side leading into a single garage, further door from the porch, leads into a generous sized entrance hall with Minton style tiled flooring and stairs, which leads to the first floor benefitting also, from an understairs storage cupboard, separate doors off the hallway leads to various reception rooms, to the front of the property, into a decent size living room with a large box bay window to the front, cornice style coving and wall lights. Into the dining room, with parquet flooring and housing a tiled surround fireplace, from here, opens into a good size family/games room with patio doors leading out into the conservatory with further patio and separate doors leading out into the rear garden. Office space off the hall with window to the side, and a downstairs cloakroom comprising of a two piece suite, finishing off the ground floor is a large kitchen/breakfast room comprising an ample range of wall and floor level units with fitted worktop surfaces, with an inset stainless steel sink unit with mixer tap, built in oven with fitted gas hob, a double glazed window overlooks the rear garden, and benefitting from a good size pantry.

On the first floor, split level landing with a window to the rear aspect, from the main landing itself, leads to four good size bedrooms with two of the bedrooms benefitting from built in wardrobes, the main bedroom features a box bay window to the front aspect. Other side of the split landing leads to a further double bedroom featuring a wash hand basin with dual aspect windows and a built in cupboard, and lastly the family bathroom which comprises of a four piece suite.

Outside, to the front, hardstanding frontage, providing off road parking and a single garage with open out wooden doors, to the side of the property access leads to the rear garden. An enclosed established rear garden, with various trees and shrubs paved patio area, and summerhouse, footpath leads to the rear of the garden where you will find a lawned garden, wooden garden shed, and a useful brick built workshop with power and light connected.

Tenure: Freehold  
Council Tax Band: C





Porch:

Entrance Hall:

Living Room:

13'10" plus bay x 12'10" (4.23m plus bay x 3.92m)

Dining Room:

14'0" x 11'7" (4.28m x 3.55m)

Family Room:

17'1" x 13'10" (5.21m x 4.24m)

Office:

9'11" x 7'1" (3.04m x 2.18m)

Kitchen/Breakfast Room:

30'9" max x 10'0" max (9.39m max x 3.05m max)

Conservatory:

8'5" x 14'7" (2.59m x 4.45m)

Downstairs Cloakroom:

First Floor & Landing:

Bedroom 1:

13'10" plus bay x 14'0" max (4.22m plus bay x 4.29m max)

Bedroom 2:

14'0" x 11'8" max (4.27m x 3.56m max)

Bedroom 3:

13'9" x 11'0" max (4.21m x 3.36m max)

Bedroom 4:

15'9" x 9'11" (4.81m x 3.04m)

Bedroom 5:

10'7" x 7'1" (3.23m x 2.18m)

Family Bathroom:

Garage:

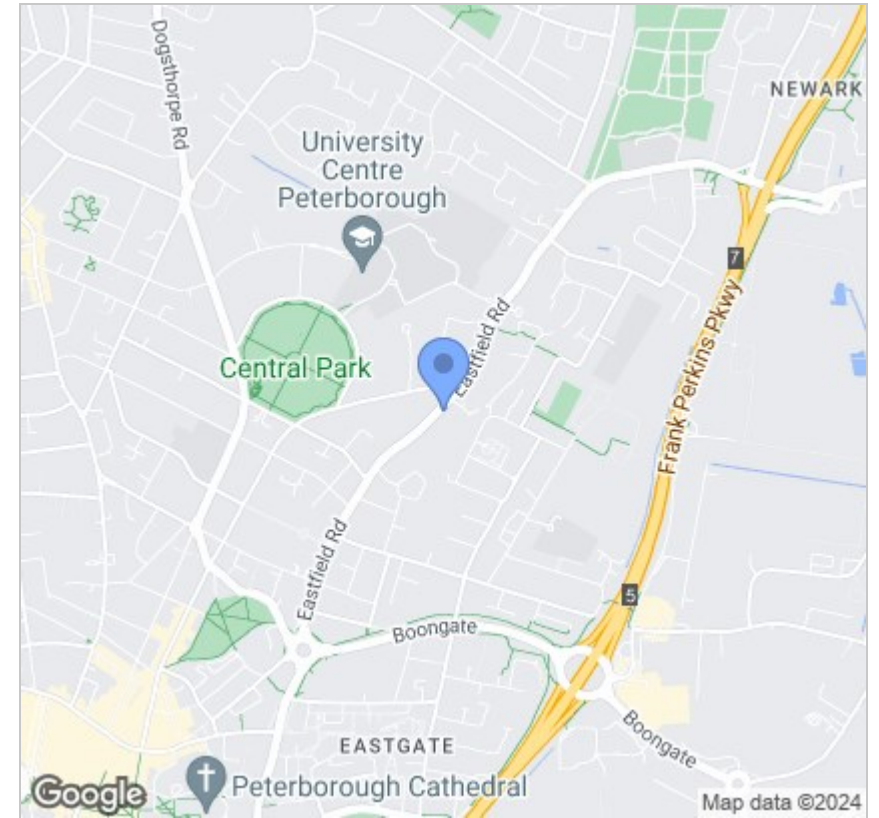
15'2" x 7'7" (4.64m x 2.32m)



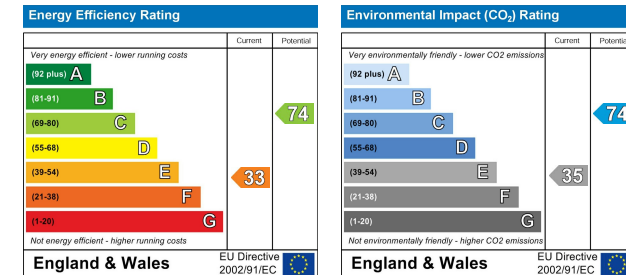
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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