



64 Clarence Road, Millfield PE1 2LA
£250,000

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Floor Plan



Accommodation

Offering NO UPWARD CHAIN and conveniently located within central Peterborough, is this extended linked family home, offering easy access to local schools, amenities, transport links and walking distance to Peterborough train station, and in brief the property comprises. From the front, door leads into the lounge with window to the front aspect, further door into an inner hall, with stairs leading to the first floor. Separate dining room off the hall, benefitting from an understairs storage cupboard and a window to the rear, door leads into the kitchen space with range of wall and floor units with worktop surfaces, door to the side provides access into the garden, from the kitchen, door leads to a cloakroom and a two piece bathroom with window to the rear aspect. On the first floor, doors leading off, leading to three double bedrooms and a single bedroom, furthermore, a separate cloakroom is located on this floor. Outside, to the front, enclosed frontage with passageway to the side providing access into the rear garden. An enclosed garden with a courtyard garden, with an outbuilding to the rear.

Tenure: Freehold
Council Tax Band: A

Living Room: 3.68m x 3.66m (12'0" x 12'0")

Inner Hall:

Dining Room: 3.65m x 3.69m (11'11" x 12'1")

Kitchen: 4.20m x 2.10m (13'9" x 6'10")

Cloakroom:

Family Bathroom:

First Floor & Landing:

Bedroom 1: 2.87m x 3.64m max (9'4" x 11'11")

Bedroom 2: 3.65m x 2.68m (11'11" x 8'9")

Bedroom 3: 3.13m x 2.76m (10'3" x 9'0")

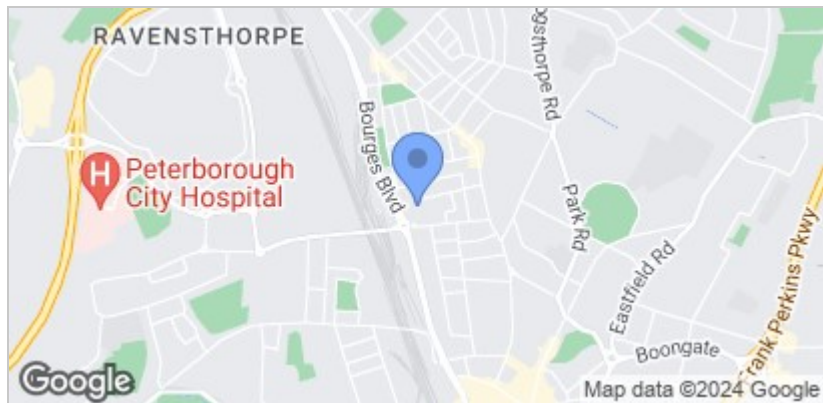
Bedroom 4: 2.64m x 2.12m (8'7" x 6'11")

Cloakroom:

Outbuilding: 4.62m x 5.02m (15'1" x 16'5")



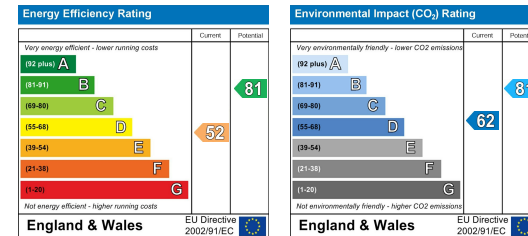
Area Map



Viewing

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

Energy Efficiency Graph



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