



17 Crocus Grove

PE1 3XW

Offers in excess of £185,000



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Benefitting from having no upward chain and enjoying a cul-de-sac position in Crocus Grove, Peterborough, is this established semi-detached family home, with close amenities and local transport nearby and in brief the property comprises.

From the front, into an inviting entrance hall with stairs leading to the first floor, from here, door leads into a decent size living room with double glazed window overlooking the rear garden. The ground floor also boasts a generously sized kitchen/diner, complete with a range of wall and floor level units, with ample worktop space, and a stainless steel single drainer sink unit with storage under, with a built in oven with fitted hob and extractor hood over, there is plumbing also, for washing machine and dishwasher with space for a fridge/freezer, dual aspect windows and a double door to the side provides access to the side.

Venturing to the first floor, you will find two double bedrooms and a three-piece family bathroom, with a panelled bath, pedestal wash hand basin, WC and with windows to both front and side aspects.

Outside to the front, driveway provides off road parking with access to the side leading to the rear garden. The rear garden, enclosed for privacy, features a well-maintained lawn and a raised timber decking area. Also, the garden includes a pond, and various outbuildings.

Tenure: Freehold
Council Tax Band: A



Entrance Hall:

Living Room:
(16'1" x 11'6") (4.90m x 3.53m)

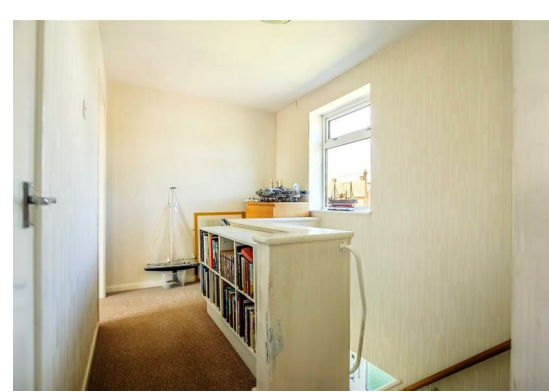
Kitchen/Diner:
(19'3" x 7'9") (5.90m x 2.41m)

First Floor & Landing:

Bedroom 1:
(12'1" x 11') (3.70m x 3.37m)

Bedroom 2:
(12'9" x 8'5") (3.93m x 2.60m)

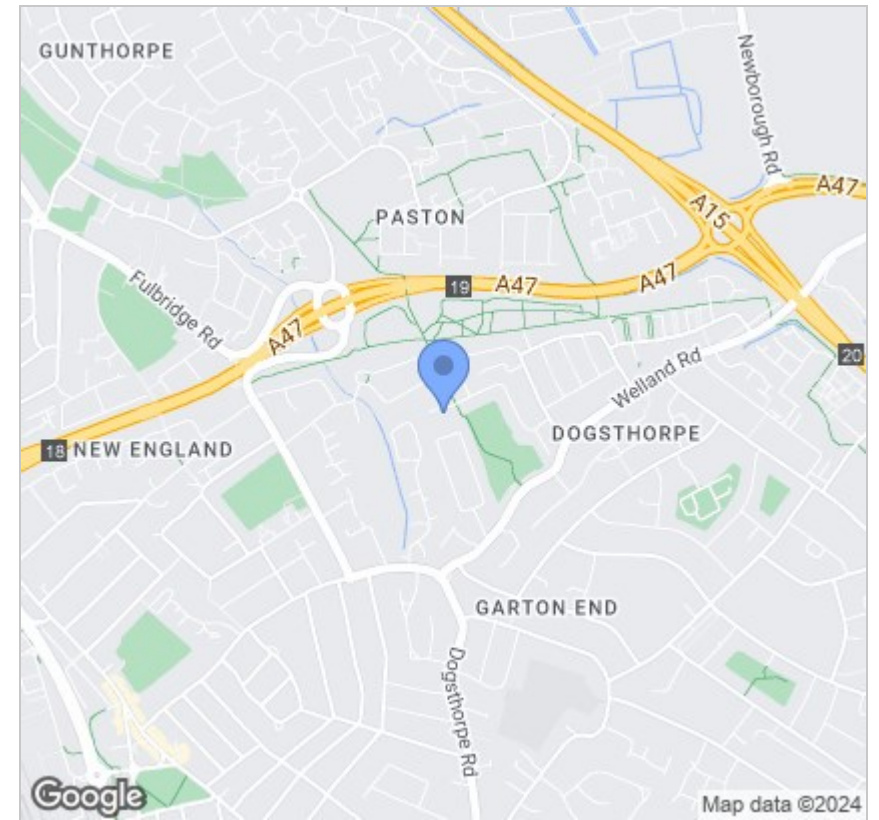
Family Bathroom:



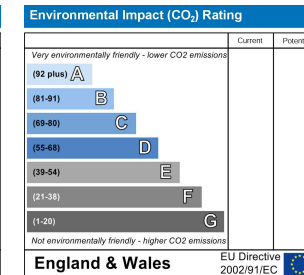
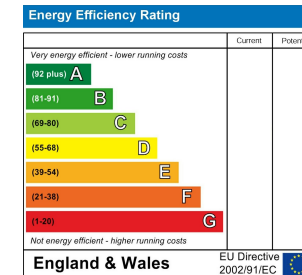
Floor Plan



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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