



13 Palmerston Road, Woodston PE2 9DQ  
Offers in the region of £210,000

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## Floor Plan



## Accommodation

Located on Palmerston Road in the popular area of Woodston, Peterborough, is this delightful, terraced family home, boasting two reception rooms and three decent size bedrooms and ideally situated near to both, local amenities and within walking distance of the city centre, and in brief the property comprises. Stepping inside, to a light and airy entrance hall with stairs leading to the first floor with living room to the front aspect with a feature fireplace surround, laminate flooring and double glazed window. Generous dining room off the hall, with laminate flooring, further fireplace surround, and a useful understairs storage cupboard, from here door leads into a fitted kitchen with range of wall and floor level units and offering ample worktops, with an integrated oven with fitted gas hob, fridge/freezer with plumbing also, for a dishwasher, from the kitchen, access into a utility area leading to a two piece downstairs cloakroom. To the side of the kitchen, door leads into a garden room with door providing access into the rear garden. On the first floor, separate doors leads to three decent size bedrooms and a generous sized three piece bathroom. Outside, with the rear garden, laid mainly to lawn with various plants and shrubs.

Tenure: Freehold  
Council Tax Band: A

Entrance Hall:

Lounge: 12'9" x 12'1" (3.90m x 3.69m)

Dining Room: 12'9" x 15'7" max (3.91m x 4.77m max)

Kitchen: 10'4" x 7'10" (3.17m x 2.41m)

Utility Room: 7'3" x 8'0" (2.22m x 2.46)

Downstairs Cloakroom:

First Floor & Landing:

Bedroom 1: 10'0" x 12'2" (3.06m x 3.73m)

Bedroom 2: 12'11" x 7'9" (3.95m x 2.38m)

Bedroom 3: 12'8" x 7'5" (3.86m x 2.26m)

Family Bathroom: 9'11" x 7'11" (3.03m x 2.42m)



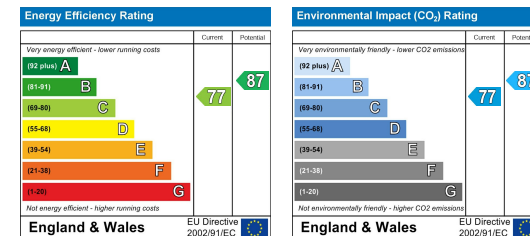
## Area Map



## 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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