



14 Pratt Avenue, PE4 7XN
£195,000

Floor Plan



Accommodation

From the front, into a decent size hallway with stairs leading to the first floor, from here, into a good size living room, housing, a wall mounted electric fire with a double glazed window to the front aspect. From here, into the kitchen/breakfast room, with a range of wall and floor fitted units with worktop surfaces, with matching breakfast bar, inset stainless steel single drainer sink unit with mixer tap with storage under, plumbing also for washing machine and dishwasher, and a built in oven with fitted hob with extractor hood over, with tiled flooring, recessed ceiling spotlights and a double glazed window overlooking the rear garden, furthermore there is a walk in pantry with electric, archway from the kitchen leads into the dining area with tiled flooring, double glazed window and door leading out into the rear garden. On the first floor, access leads to two double bedrooms and a three piece family bathroom. Outside, to the front lawned front garden with block paved driveway to the side providing ample parking and leads to a single garage with power & light connected, gated access to the side leads into an enclosed rear garden.

Tenure: Freehold
Council Tax Band: A

Entrance Hall:

Living Room: 14'6" x 11'10" (4.42m x 3.62m)

Kitchen/Breakfast Room: 7'8" x 15'2" (2.36m x 4.63m)

Dining Area: 9'3" x 6'2" (2.84m x 1.90m)

First Floor & Landing:

Bedroom 1: 8'11" max x 15'3" max (2.73m max x 4.66m max)

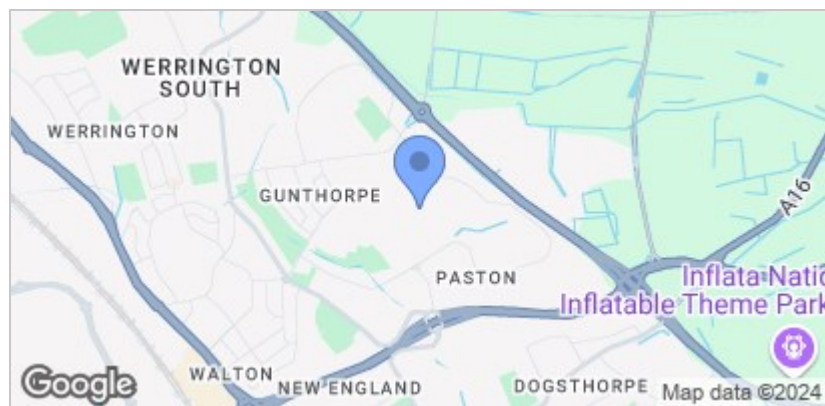
Bedroom 2: 14'2" max x 8'9" (4.32m max x 2.67m)

Family Bathroom:

Garage: 16'0" x 8'2" (4.90m x 2.51m)



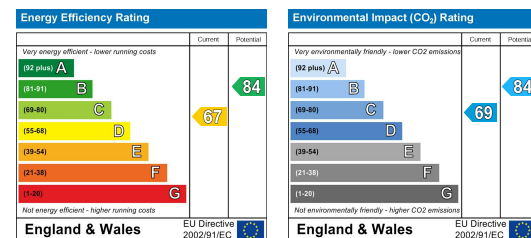
Area Map



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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