



30 Berkeley Road

PE3 9PA

£265,000



3



1



1



D

30 Berkeley Road

PE3 9PA

Located in the sought after area of Berkeley Road, Netherton, we are pleased to offer this three bedroom, semi-detached, family home. Situated close to schools, local amenities & having good links into the city. This would make an ideal family home or investment property.

Upon entering the property you'll lead straight into the entrance hall with stairs to the first floor. Off the entrance hall you'll find a generous sized lounge/diner with french doors directly opening onto the garden. Ahead, from the entrance hall you have a well designed, light & airy fitted kitchen with incorporated appliances, storage cupboard & door access to the side of the home. Upstairs you have two good sized double bedrooms, with bedroom two having views over Westwood Grange playing fields, a small single with storage cupboard & a family bathroom.

To the front of the property you have ample off road brick paved parking with side access gate to the rear of the property. To the rear of the home you'll find a generous sized garden with access directly onto Westwood Grange playing fields. The garden is laid to lawn with a large bricked paved patio area which continues round the side of the property. You also have a single garage and an outside toilet.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Lounge/Dining Room:
11'5" (max) x 20'4" (3.50m (max) x 6.22m)

Kitchen:
10'6" (max) x 14'0" (max) (3.22m (max) x 4.27m (max))

Landing:



Bedroom One:
11'6" x 11'5" (plus door recess) (3.53m x 3.48m (plus door recess))

Bedroom Two:
14'5" x 8'7" (4.40m x 2.64m)

Bedroom Three:
7'7" (max) x 8'2" (max) (2.32m (max) x 2.49m (max))

Bathroom:
7'8" x 5'5" (2.34m x 1.67m)



Floor Plan



Viewing

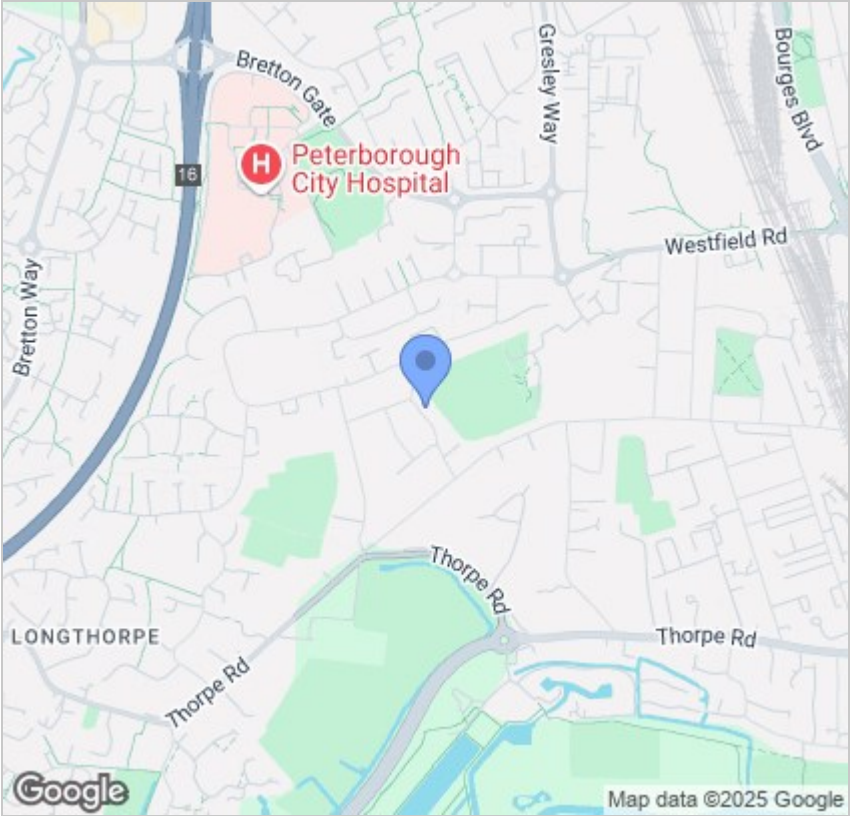
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



381 Eastfield Road,
Peterborough, PE1 4RA
T: 01733 834727
E: peterborough@firminandco.co.uk

Area Map



Energy Efficiency Graph

