



FITZJOHN
SALES & LETTINGS

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10 Kirkwood Close Peterborough PE3 6BL

£325,000



*** NO CHAIN *** A detached family home located in a sought after area within easy access to Peterborough City Centre and train station. Accommodation comprises lounge diner, kitchen, family room, downstairs shower room, four bedrooms and upstairs shower room. Outside is an established enclosed garden having been well maintained and off road parking to the front for several vehicles. *** AN EARLY VIEWING IS ESSENTIAL ***



Entrance Hall Radiator, fitted carpet, door to:

Family Room 4.39m (14'5") x 2.52m (8'3") Window to front, window to side, radiator, vinyl flooring, coving to ceiling.

Lounge/Diner 6.78m (22'3") x 3.65m (12') Window to rear, feature coal effect gas fireplace set in Adam style surround, radiator, fitted carpet, TV point, stairs, uPVC stable back door.

Kitchen 3.77m (12'4") x 2.81m (9'3") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer and tumble dryer, gas and electric points for cooker, window to front, radiator, tiled flooring.

Shower Room 2.81m (9'3") x 1.54m (5'1") Fitted with three piece suite comprising shower cubicle, wash hand basin and low-level WC tiled surround, window to side, radiator.

First Floor Landing Window to side, fitted carpet, loft hatch.

Bedroom 1 3.66m (12') x 3.35m (11') Window to rear, radiator, fitted carpet, vanity wash hand basin.

Bedroom 2 3.66m (12') x 3.35m (11') Window to rear, radiator, TV point.

Shower Room Recently refitted with three piece suite comprising double shower cubicle, vanity wash hand basin and low-level WC tiled surround, window to side, vinyl flooring.

Bedroom 3 3.48m (11'5") x 3.35m (11') Window to front, radiator, fitted carpet.

Bedroom 4 3.45m (11'4") x 3.33m (10'11") Window to front, radiator, fitted carpet.

Outside
Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn with well stocked shrub borders.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

