



Sherborne Road PETERBOROUGH

# Sherborne Road PETERBOROUGH PE1 4RG



# **Property Description**

Situated in Newark Hill is a three bedroom home located close by to Newark Hill Primary School and Welland Academy as well as local amenities and convenient transport links. The home comprises in brief of an entrance hallway leading through to the lounge with electric fire, kitchen/dining room. Upstairs are three bedrooms and the family bathroom. Outside is an enclosed garden with open views to the rear. The semi detached home also benefits from off street parking and no onward chain.

Benefiting from off road parking, kitchen/diner, bathroom and no onward chain. This three bedroom semi-detached home located close by to Newark Hill Primary School and Welland Academy as well as local amenities and convenient transport links.

#### **Entrance Hall**

Window to side, stairs to first floor, heater under stairs and carpet.

#### Lounge

11' 1" x 14' 7" ( 3.38m x 4.45m )

Window to front, electric fire, carpet, heating vent and double door to rear.

## **Kitchen/Dining Room**

#### 11' 7" x 17' 2" ( 3.53m x 5.23m )

Measurements are maximum - Window to rear, door to side, sink/drainer with mixer tap, cooker, laminate flooring, wall mounted boiler producing on demand hot water, heating vent and double door to the rear.

#### First Floor

### Landing

Loft access with pull down ladder, window to side and carpet.

## **Bedroom One**

9' 11" x 13' 8" ( 3.02m x 4.17m ) Window to front, carpet and plug in radiator.

## Bedroom Two

8' 11" x 10' 8" ( 2.72m x 3.25m ) Window to rear, plug in radiator and carpet.

#### **Bedroom Three**

6' 11" x 10' 9" ( 2.11m x 3.28m )

Measurements are maximum - Window to front, carpet, built in storage and plug in radiator.





## Bathroom

Two windows to rear, WC, stand alone wash hand basin, vinyl flooring, bath with electric shower over and heated towel rail.

# Outside

## **Rear Garden**

Mature shrubs/bushes, enclosed and shed.

## **Outbuilding / Garage**

Window to rear, metal door, light and power.

# **Agents Notes**

"It is our understanding that the Property is not registered at the Land Registry which is the case with a

significant proportion of land across England and Wales. Your Conveyancer will take the necessary

steps and advise you accordingly."











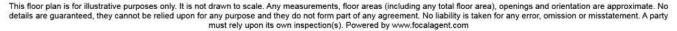






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EPC Rating: D

Tenure: Freehold





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