



PropertyLine



95 Montagu Road

Walton, Peterborough, PE4 6EP

£170,000



Situated within the much sought after location, Walton, this well presented terraced house offers spacious accommodation, making it an excellent home. With two double bedrooms, lounge, kitchen diner and a double garage offering off road parking this property really must be viewed.



Entrance Hall

UPVC double glazed door to front, carpeted and stairs to first floor and landing and doors to:

Lounge 12'02 x 10'01 (3.71m x 3.07m)

UPVC double glazed bay window to front. Laminate flooring, double radiator, gas fire with back boiler behind, sockets and TV and Telephone points.

Kitchen/Diner 15'05 x 10'02 (4.70m x 3.10m)

Fitted range of matching eye and base level units with work surface over and tiled surround, space for cooker with gas supply and dishwasher. Fitted extractor above space for cooker, inset 1 ½ sink with mixer tap and drainer. Sockets, vinyl flooring that flows from the Kitchen through to the dining area, double radiator, under stairs pantry, coving to ceiling and uPVC double glazed window and door leading to the conservatory.

Utility Room 5'02 x 3'09 (1.57m x 1.14m)

Vinyl flooring flowing through from the Kitchen Diner, fully tiled walls, sockets, spotlights, double glazed window and space for washing machine and fridge freezer.

Conservatory 8'03 x 5'03 (2.51m x 1.60m)

Laminate flooring and patio doors leading to garden and patio area.

W/C

Fitted with a two piece suite comprising wash hand basin with mixer tap and a WC, tiled wall, extractor fan and vinyl flooring.

Landing

Access to all rooms, Carpet, radiator, sockets, access to loft

Bedroom 1 12'04 x 10'03 (3.76m x 3.12m)

UPVC double glazed window to front and access to walk in wardrobe which is carpeted and benefits from a further uPVC double glazed window to front. Carpeted, radiator, sockets

Bedroom 2 10'02 x 8'09 (3.10m x 2.67m)

UPVC double glazed window to the rear. Carpet radiator, sockets, airing cupboard with built in shelving

Bathroom

Fitted three piece suite comprising bath with shower off mixer taps, low level WC, wash hand basin with mixer tap, radiator, vinyl flooring and a uPVC obscured double glazed window to rear.

Outside

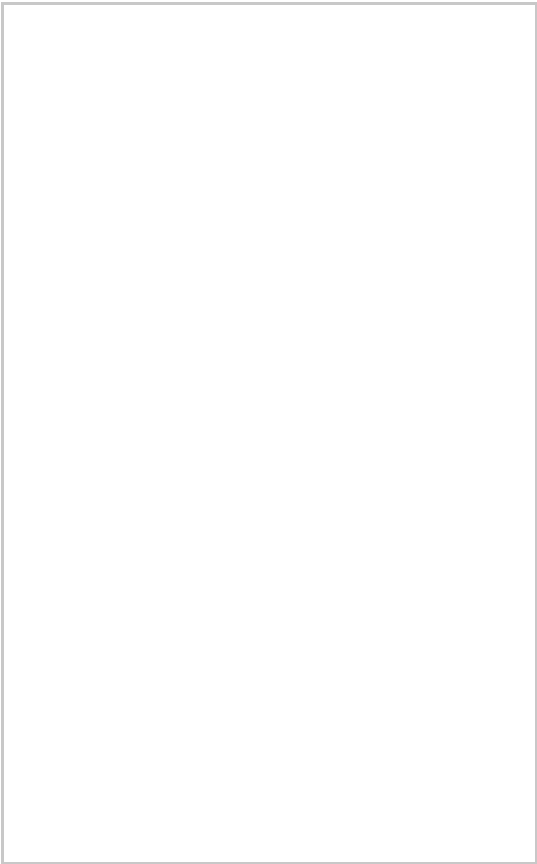
Front: The front garden is enclosed with a low picket fence and gate, laid with gravel and benefiting from paving which leads to the front door

Rear The rear garden is enclosed and benefits from a patio area off the conservatory and is laid mainly with lawn. There are shrub borders and a path which leads to the double garage at the bottom of the garden. The double garage benefits from an up and over door, sockets and lighting.

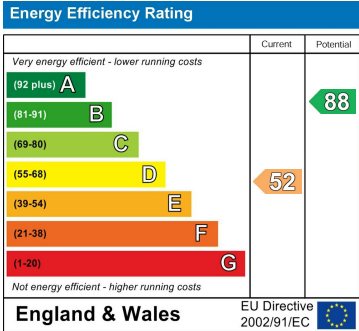
Area Map



Floor Plans



Energy Efficiency Graph



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