



**Andrews Crescent, Peterborough PE4 7XL**

**welcome to**

## **Andrews Crescent, Peterborough**

This is a fantastic opportunity to purchase this EXTENDED TWO BEDROOM SEMI DETACHED family home, well-presented and kept to a good standard. The property briefly comprises ENTRANCE HALL, LOUNGE, DINING ROOM, KITCHEN, FAMILY ROOM, UTILITY AREA, CLOAKROOM, PLAY ROOM, TWO BEDROOMS and FAMILY BATHROOM. Outside benefits of a DRIVEWAY leading to PART GARAGE STORAGE and an enclosed garden to the rear. EARLY VIEWING ADVISED.





**Ground Floor**



**First Floor**

**Lounge**  
14' 6" x 11' 10" ( 4.42m x 3.61m )

**Dining Room**  
8' 8" x 8' 4" ( 2.64m x 2.54m )

**Kitchen**  
17' 11" x 6' 2" ( 5.46m x 1.88m )

**Family Room**  
18' 6" x 14' 1" ( 5.64m x 4.29m )

**Utility Room**  
8' 6" x 6' 10" ( 2.59m x 2.08m )

**Cloakroom**  
3' 10" x 2' 7" ( 1.17m x 0.79m )

**Play Room / Office**  
14' 5" x 6' 9" ( 4.39m x 2.06m )

**First Floor And Landing**

**Master Bedroom**  
15' 3" x 8' 9" ( 4.65m x 2.67m )

**Bedroom Two**  
12' x 8' 6" ( 3.66m x 2.59m )

**Family Bathroom**  
6' 1" x 6' ( 1.85m x 1.83m )

**Garage**  
8' 6" x 7' 1" ( 2.59m x 2.16m )

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Andrews Crescent, Peterborough

- Two Bedrooms
- Semi Detached
- Extended
- Four Receptions
- Utility
- Cloakroom
- Off Road Parking

Tenure: Freehold EPC Rating: D

# £215,000



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Please note the marker reflects the postcode not the actual property



Property Ref:  
PCG120604 - 0004

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