

for sale

£230,000



## Arundel Road Peterborough PE4 6JE

### FINDERS KEEPERS

Always a popular choice Arundel Road is a popular location on a local bus route and with amenities close by. This three bedroom property would be a great family home and will be CHAIN FREE. Call us now to book your viewing appointment on 01733 579412



# Arundel Road Peterborough PE4 6JE

## Entrance Hall

UPVC double glazed door into the entrance hall. Staircase to first floor landing, storage area with hanging rail and shelving, smooth ceiling, and doors off onto kitchen and lounge/diner.

## Inner Area

Inner area into the understairs storage cupboard, double doors into a larder unit and walkway through to the side entrance

## Utility

9' 10" x 4' 4" ( 3.00m x 1.32m )

Ceramic tiled flooring, range of base units, part glazed frosted double glazed door to the side and door through to the cloakroom.

## Downstairs Cloakroom

Comprising two piece suite to include wash hand basin with tiled splashbacks and a WC with dual flush. Radiator, ceramic tiled flooring, smooth ceiling and frosted UPVC double glazed windows to the rear and side.

## Lounge / Diner

22' 4" x 11' 4" max ( 6.81m x 3.45m max )

Double radiator, TV and telephone points, coving to textured ceiling, UPVC double glazed bow window to the front and UPVC double glazed French doors into the rear garden.



## Kitchen

10' 3" x 8' 10" ( 3.12m x 2.69m )

Comprising a range of matching wall and base level shaker style units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Cookerpoint with extractor hood above, plumbing for washing machine and dishwasher, space for a full standing fridge freezer. Ceramic tiled flooring. smooth ceiling and UPVC double glazed window to the rear.

## First Floor Landing

Double doors into the airing cupboard, smooth ceiling with loft access (loft is boarded and fitted with lights), UPVC double glazed window to the side and doors off onto bedrooms and shower room.

## Bedroom One

11' 7" x 11' 5" ( 3.53m x 3.48m )

Radiator, exposed wooden floor boards, coving to smooth ceiling and UPVC double glazed window to the front.

## Bedroom Two

11' 7" max x 10' 4" ( 3.53m max x 3.15m )

Radiator, smooth ceiling and UPVC double glazed window to the rear.

## Bedroom Three

11' 1" max measurements x 8' 2" max measurements ( 3.38m max measurements x 2.49m max measurements ) (5'1 min). Radiator, smooth ceiling and UPVC double glazed window to the front.

## Shower Room

7' 11" max x 7' 3" ( 2.41m max x 2.21m )

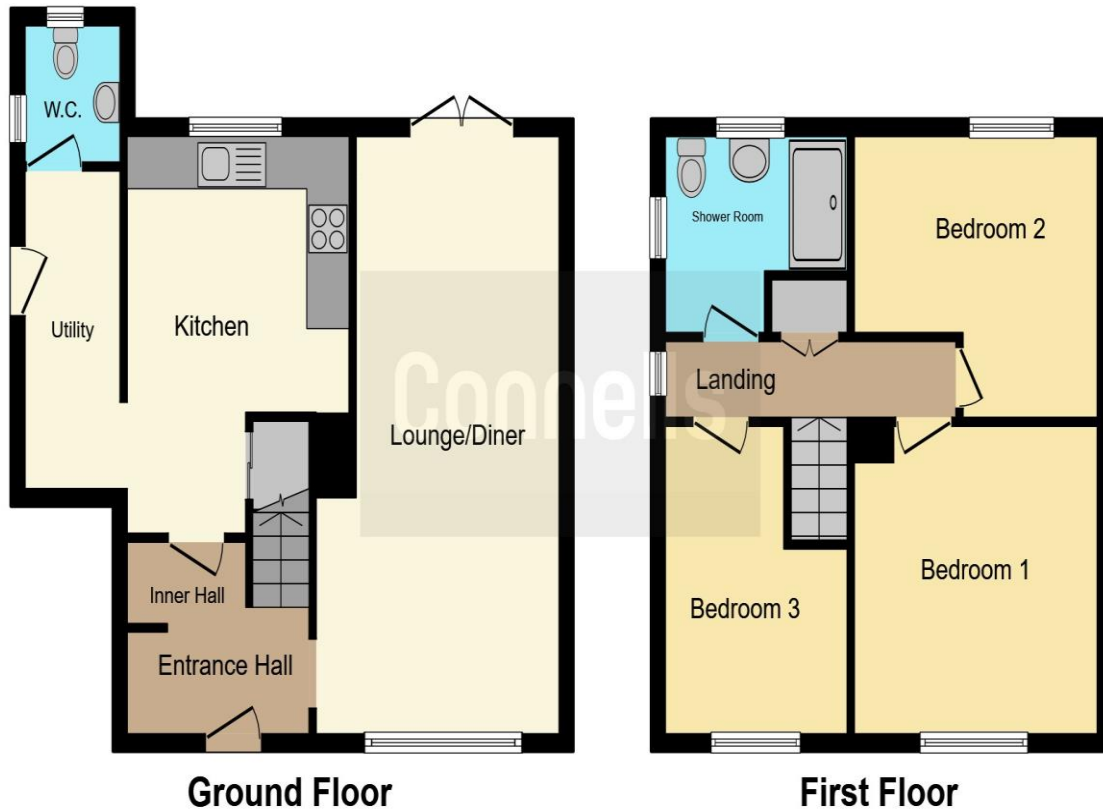
Comprising a wet room shower area, wash hand basin with tiled splashbacks and a WC with dual flush. Radiator, extractor, smooth ceiling and frosted UPVC double glazed windows to rear and side.

## Outside

To the front of the property is a granite gravelled ornamental garden (which could be used for additional off road parking). A block paved driveway provides off road parking. Double gates to the rear.

The large rear garden is laid to lawn with a patio area, mature and established side borders. Timber built shed, the garden is surrounded by a timber built fence.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref: WRN305217 - 0003

**Tenure:** Freehold

**EPC Rating:** B

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