

for sale

£215,000



Tooley Way Deeping St. James Peterborough PE6 8TH

ATTENTION FIRST TIME BUYERS AND INVESTORS

A lovely three bedroom property which is in great condition. This would make a perfect first time purchase, investment or downsize option. Call our sales team on 01733 579412 and be one of the first to view!



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Entrance Hall

Half glazed patterned UPVC double glazed door into the entrance hall. Radiator, staircase to first floor landing, smooth ceiling with mains fed smoke alarm and doors off onto lounge and cloakroom.

Cloakroom

Comprising of a two piece suite to include a wash hand basin with taps over and tiled splashbacks, WC with dual flush. Radiator, smooth ceiling with extractor and frosted Georgian style UPVC double glazed window to the front.

Lounge

14' 7" max x 11' 7" max (4.45m max x 3.53m max)

Radiator, TV and telephone point, coving to smooth ceiling, Georgian style UPVC double glazed window to the front and door through to the kitchen diner.

Kitchen / Diner

14' 9" x 9' 2" (4.50m x 2.79m)

Comprising a range of matching wall and base level units with solid wood fronts, worktops with splashbacks and a single drainer sink with mixer tap over. Built in oven, grill and four ring gas hob with stainless steel extractor and splashback, Integral dishwasher, plumbing for washing machine, space for a full standing fridge freezer, gas boiler (concealed behind a wall unit), radiator, ceramic tiled flooring, door into understairs storage cupboard, smooth ceiling with extractor, Georgian style UPVC double glazed window to the rear and UPVC double glazed patio doors into the rear garden.



First Floor Landing

Door into the airing cupboard which houses the cylinder water tank with slatted shelving, smooth ceiling with access to loft, mains fed smoke alarm, Georgian style UPVC double glazed window to the side and doors off onto bedrooms and bathroom.

Bedroom One

9' 8" Front of fitted wardrobes x 8' 11" (2.95m Front of fitted wardrobes x 2.72m)

Radiator, TV point, double doors into fitted wardrobes, coving to smooth ceiling, Georgian style UPVC double glazed window to the front and door through to the en suite,

En-Suite

Comprising of a three piece suite to include shower cubicle, a wash hand basin with taps over and tiled splashbacks and a WC with dual flush. Radiator, smooth ceiling with recess lighting and extractor and frosted Georgian style UPVC double glazed window to the front.

Bedroom Two

8' 5" x 8' 3" plus door recess (2.57m x 2.51m plus door recess)

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

Bedroom Three

9' 3" x 6' 1" (2.82m x 1.85m)

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

Family Bathroom

Comprising of a three piece to include a three piece suite to include bath with taps over, wash hand basin with taps over and a WC with dual flush. Radiator and smooth ceiling with extractor.

Outside

To the front of the property there is a paved path with steps and handrail up to the front door. Mature planting to the front garden. Side gated access to the rear garden which is laid to lawn with mature planting and a paved and decked patio. Gated rear access leading out to the garage. The garden is surrounded by a timber built fence.

Garage

Fitted with a metal up and over door. Power and light connected with a courtesy door leading into the rear garden.





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

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Property Ref: WRN305259 - 0005

Tenure: Freehold

EPC Rating: C

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