

for sale

guide price **£170,000**



Caldbeck Close Peterborough PE4 7NE

ATTENTION FIRST TIME BUYERS

A perfect purchase for your step onto the property ladder. This mid terrace is well presented and offers two bedrooms, parking and a rear garden. Be one of the first to view and call our sales team on 01733 579412



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Entrance Hall

Half glazed patterned UPVC double glazed door into the entrance hall. Radiator, laminate flooring, telephone point, coving to textured ceiling and doors off onto the lounge/diner and kitchen.

Kitchen

8' 5" x 7' 10" (2.57m x 2.39m)

Comprising a range of matching wall and base level units, worktops, a single drainer sink with taps over and tiled splashbacks. Cookerpoint, plumbing for washing machine and dishwasher, space for three quarter standing fridge freezer. Laminate flooring continuous from the entrance hall. coving to textured ceiling and a UPVC double glazed window to the front.

Lounge / Diner

15' 5" x 11' 10" to include staircase (4.70m x 3.61m to include staircase)

Radiator, TV point, laminate flooring continuous from the entrance hall, staircase to first floor landing, coving to textured ceiling, UPVC double glazed window and half glazed UPVC door into the rear garden.

First Floor Landing

Coving to textured ceiling with access to loft and doors off onto bedrooms and bathroom.



Bedroom One

12' 7" x 11' 11" inc stairwell (3.84m x 3.63m inc stairwell)
Radiator, TV and telephone points, coving to textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

11' 6" plus recess x 5' 8" (3.51m plus recess x 1.73m)
Radiator, coving to textured ceiling and UPVC double glazed window to the front.

Bathroom

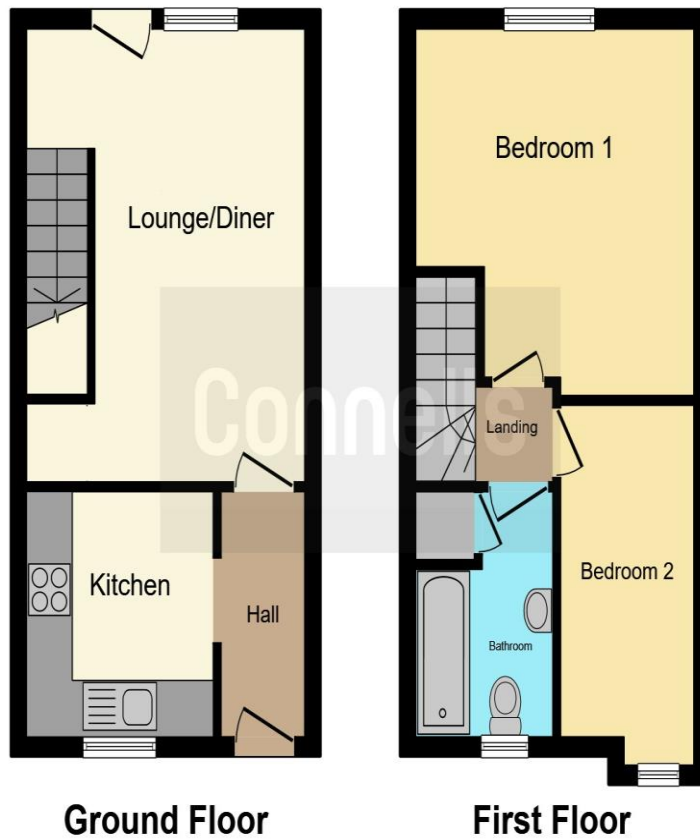
Being fully tiled and comprising a three piece suite to include a bath with mixer tap over, shower attachment, Triton shower and shower screen. A wash hand basin with taps over and a WC with dual flush. Dimplex wall mounted heater, door into boiler cupboard which houses the gas boiler servicing the hot water and central heating system and with slatted shelving. Coving to textured ceiling and frosted UPVC double glazed window to the front.

Outside

To the front of the property there is a broken slate ornamental garden with a paved path leading to the front door. Allocated parking to the front.

The rear garden is laid to lawn with planted side borders and a paved patio area. Timber built shed and the garden is surrounded by a timber built fence with gated access leading to the rear.





Ground Floor

First Floor

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: WRN305264 - 0003

Tenure: Freehold

EPC Rating: Awaited

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