

for sale

£200,000



Fountains Place Eye Peterborough PE6 7XX

ATTENTION FIRST TIME BUYERS AND INVESTORS

A perfect CHAIN FREE purchase for your step onto the property ladder. This semi detached property 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

UPVC double glazed door into the entrance hall, telephone point, textured ceiling, staircase to first floor landing, laminate flooring and door into the lounge.

Lounge

13' 3" x 10' 2" (4.04m x 3.10m)

Double radiator, TV and telephone points, laminate flooring continuous from the entrance hall, textured ceiling and Georgian style UPVC bow window to the front and door through to the kitchen diner.

Kitchen / Diner

13' 2" x 9' 3" (4.01m x 2.82m)

Comprising a range of matching wall and base level units, worktops and single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill, four ring gas hob and extractor, plumbing for washing machine, space for a full standing fridge freezer. Gas boiler services the hot water and central heating system, radiator, door into understairs storage cupboard. Textured ceiling, UPVVC double glazed window and UPVC double glazed French doors into the rear garden.

First Floor Landing

Door into airing cupboard housing the cylinder water tank with slatted shelving. Doors off onto bedrooms and bathroom.



Bedroom One

13' 3" max x 9' 4" to front of fitted wrobes (4.04m max x 2.84m to front of fitted wrobes)

Radiator, TV point, two sliding doors into fitted wardrobe, textured ceiling and two Georgian style UPVC double glazed windows to the front.

Bedroom Two

9' 3" to front of fitted wrobes x 6' 10" (2.82m to front of fitted wrobes x 2.08m)

Radiator, fitted wardrobe with hanging rail and shelf, textured ceiling and UPVC double glazed window to the rear.

Bathroom

Being part tiled and comprising a three piece suite to include bath with taps over, Triton Enrich shower over with shower screen, a wash hand basin with taps over and a WC with dual flush. Radiator, textured ceiling and frosted UPVC double glazed window to the rear.

Outside

To the front of the property is a gravelled ornamental garden with an driveway which provides off road parking. Gated access to the side provides further off road parking.

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





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: WRN305292 - 0002

Tenure: Freehold

EPC Rating: D

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