

for sale

£240,000



Borrowdale Close Peterborough PE4 7YA

NO PLACE LIKE HOME

An impressive three bedroom semi detached property in a popular residential location. With gardens, parking and a garage it has everything to offer a first time purchaser or investor. Call today 01733 579412



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Entrance Hall

Half glazed, decorative double glazed door with a frosted UPVC double glazed window to side into the main entrance. Radiator, staircase to first floor landing, coving to textured ceiling and a half glazed door through to the lounge.

Lounge

14' 10" x 12' 1" max (4.52m x 3.68m max)

Radiator, two TV points and a telephone point, laminate flooring, coving to textured ceiling and a UPVC double glazed window to the front. Half glazed door through to the kitchen/diner.

Kitchen / Diner

15' 5" x 8' 6" (4.70m x 2.59m)

Comprising a range of matching wall and base level units, worktops and a single drainer sink with mixer tap over with tiled splashbacks. Built in stainless steel oven, grill and four ring gas hob with stainless steel extractor hood. Plumbing for washing machine and space for a full standing fridge freezer, gas boiler (servicing the hot water and central heating system), radiator, bifold door into understairs storage cupboard, textured ceiling, UPVC double glazed window to rear and a half glazed patterned UPVC door into the rear garden.



First Floor Landing

Door into airing cupboard housing the cylinder water tank, coving to textured ceiling with access to loft and doors off onto the bedrooms and bathroom.

Bedroom One

10' 10" from front of fitted wrobes x 8' 10" (3.30m from front of fitted wrobes x 2.69m)

Radiator, two double doors into fitted wardrobes with hanging rail and shelving, coving to textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

10' 8" x 8' (3.25m x 2.44m)

Radiator, textured ceiling and UPVC double glazed window to the front.

Bedroom Three

7' x 7' 5" (2.13m x 2.26m)

Radiator, textured ceiling and UPVC double glazed window to the front.

Bathroom

Fully tiled to bath area and half tiled to the remaining and comprising a three piece suite to include a bath with mixer tap, mains fed shower over with a bifold shower screen, a wash hand basin with mixer tap and a WC with dual flush. Heated towel rail, coving to textured ceiling with access to loft and a frosted UPVC double glazed window to the rear.

Outside

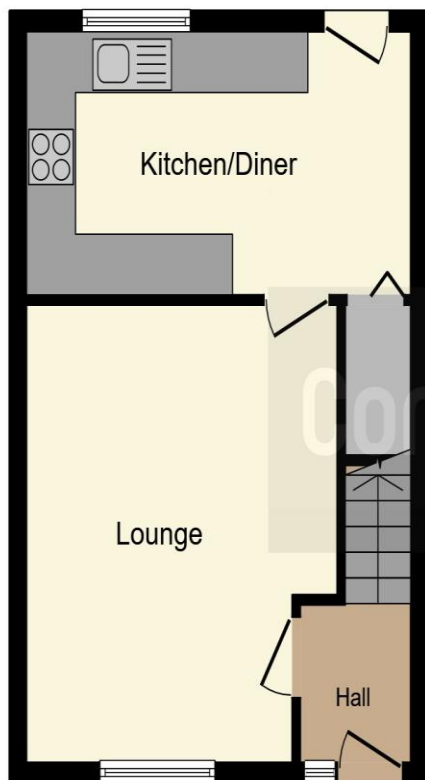
A landscaped front garden which is laid to lawn with mature and established side borders. Concrete path leads to the front door where there is a storm canopy porch and outside light. A concrete and gravel driveway providing off road parking for several vehicles, which in turn leads to the garage. Gated access to the rear garden.

the rear garden is laid to lawn with mature and established side borders. The garden is surrounded by a timber built fence. Timber built shed and outside tap.

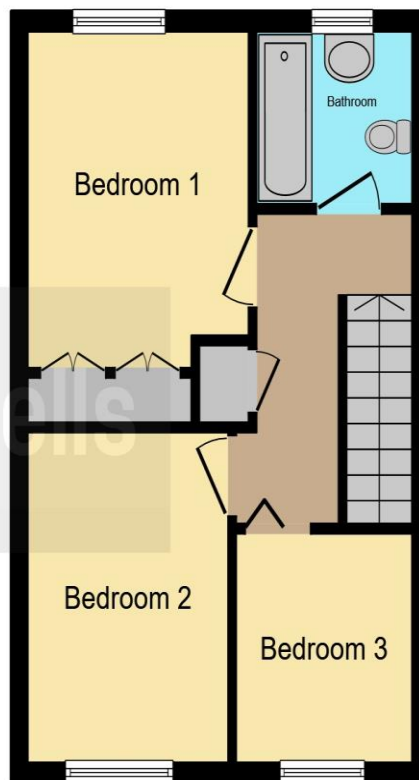
Garage

Fitted with a metal up and over door, power and lighting connected. Half glazed courtesy door and window to the side. The garage benefits from a recently refitted roof. Sensor security light.





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: WRN305312 - 0003

Tenure: Freehold

EPC Rating: Awaited

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