

for sale

guide price **£260,000- £270,000**



Salisbury Road Peterborough PE4 6NL

GUIDE PRICE £260,000 TO £270,000

Standing on a corner plot this established semi detached bungalow is being offered for sale with a lovely well presented interior and attractive gardens. A perfect village location with amenities close by, call our sales team on 01733 579412



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Entrance Hall

Solid Oak front door with double glazed inset square features into the main entrance. Radiator, textured ceiling with access to loft and doors off onto bedrooms, bathroom and lounge diner.

Lounge / Diner

18' 6" into bay x 11' 9" max inc chimney breast (5.64m into bay x 3.58m max inc chimney breast)

Double radiator, TV point, feature fireplace with gas point with marble back, hearth and a wooden surround. Laminate flooring, coving to textured ceiling, UPVC double glazed box bay window to the rear and a half glazed patterned bifold door into the kitchen.

Kitchen

10' 5" x 7' 5" (3.17m x 2.26m)

Comprising a range of matching wall and base level units, three glass fronted display units, worktops and a single drainer sink with mixer tap over. Cookerpoint, plumbing for washing machine and dishwasher, space for a full standing fridge freezer, gas boiler (concealed behind a unit), ceramic tiled flooring, coving to smooth ceiling, UPVC double glazed window to the rear and a half glazed frosted UPVC door into the side garden.

Family Bathroom

Comprising a three piece suite to include bath with mixer tap, shower attachment and shower rail, a wash hand basin with taps over and tiled splashbacks and a WC. Radiator, coving to textured ceiling and frosted UPVC double glazed window to the side.



Master Bedroom

15' 5" x 9' 11" (4.70m x 3.02m)

Radiator, TV point, two sets of double doors into fitted wardrobes with matching cupboards above, textured ceiling and UPVC double glazed window to the front.

Bedroom Two

8' 11" x 8' 10" (2.72m x 2.69m)

Radiator, TV point, textured ceiling and UPVC double glazed window to the side.

Bedroom Three

8' 11" x 7' 4" plus door recess (2.72m x 2.24m plus door recess)

Radiator, laminate flooring, telephone point, coving to textured ceiling and UPVC double glazed window to side.

Outside

To the front of the property is a gravelled ornamental garden with raised planted areas and a feature garden pond. A path leads to the front door where there is a storm canopy porch with outside light. the front garden is enclosed by a brick wall and hedging with gated access. The side garden has further gated access and is laid to lawn with a paved patio area, planted areas, outside sockets and surrounded by hedging to the side. A walkway through to the rear garden which is block paved with a pergola and outside tap.

A double width driveway provides off road parking and in turn leads to the garage.

Garage

Fitted with metal up and over door with power, lighting and courtesy door to the side. Bin storage 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: WRN305299 - 0004

Tenure: Freehold

EPC Rating: D

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