

for sale

guide price **£200,000-£210,000**



## Queens Walk Peterborough PE2 9AN

GUIDE PRICE £200,000 - £210,000

A lovely three bedroom, mid terraced property close to the town centre. Presented in great condition with refitted kitchen and bathroom, this would make a perfect first time purchase or investment. Call us today to book your viewing on 01733579412





# Queens Walk Peterborough PE2 9AN

## Entrance Hall

Half glazed and leaded patterned UPVC door into the entrance hall. Ceramic tiled flooring, half glazed door into the lounge.

## Lounge

14' 1" into bay x 11' 7" max inc chimney breast ( 4.29m into bay x 3.53m max inc chimney breast )  
Radiator, TV point, open fire with stone surround and paved mantle, papered ceiling and a UPVC double glazed bay window to the front. Door through to inner hallway.

## Inner Hallway

Radiator, staircase to first floor landing and door through to the dining room.

## Dining Room

12' x 11' 7" max inc staircase ( 3.66m x 3.53m max inc staircase )  
Radiator, TV and telephone points, feature fireplace with wooden surround, laminate flooring, dado rail, coving to textured ceiling, door into the understairs storage cupboard, UPVC double glazed window to the rear and a fully glazed door into the kitchen.





## Kitchen

11' 11" x 7' 5" ( 3.63m x 2.26m )

Recently refitted with a Wren kitchen and comprising a range of matching wall and base level Shaker style units, worktops and a single drainer sink with mixer tap and tiled splashbacks. Built in Bosch oven, grill with a Bosch four ring gas hob with extractor hood above. Plumbing for washing machine and space for a full standing fridge freezer. Textured ceiling, UPVC double glazed window and a half glazed patterned UPVC door to the side. Sliding door into an inner hallway

## Inner Hallway

With matching units and wine racks to either side, smooth ceiling and door into the bathroom.

## Bathroom

Being fully tiled to the bath area and half tiled to the remainder and comprising a recently refitted three piece suite to include a bath with mixer tap and mains fed shower over, rainfall head, detachable hose and shower screen. A wash hand basin with mixer tap over and set within a vanity unit, WC with dual flush. Heated towel rail, shaver point, smooth ceiling with recess lighting and twin aspect UPVC frosted windows to side and rear.

## First Floor Landing

Textured ceiling with doors off onto bedrooms.

## Bedroom One

11' 7" max inc staircase x 11' 2" ( 3.53m max inc staircase x 3.40m )

Radiator, original fireplace (Agents note: currently unused), door into fitted wardrobe with hanging rail, textured ceiling and UPVC double glazed window to the front.

## Bedroom Two

12' 1" x 8' 6" ( 3.68m x 2.59m )

Radiator, smooth ceiling with loft access and UPVC double glazed window to the rear.

## Bedroom Three

13' 5" max x 7' 5" ( 4.09m max x 2.26m )

Radiator, original fireplace (Agents note: not currently used), double doors into the airing cupboard housing the cylinder water tank, boiler cupboard with cupboards above, textured ceiling and UPVC double glazed window to the rear.

## Outside

To the front of the property there is a graveled ornamental front garden with planted side borders, the garden is surrounded by a brick wall with gated access.

Side gated access to the rear garden which has steps up to a paved seating area, which then leads to a granite ornamental garden with planted side borders. Further steps up to a paved area where there is a timber built shed and a brick built BBQ. Two outside lights.





**Ground Floor    First Floor**

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Property Ref: WRN305334 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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