

for sale

guide price **£260,000-£270,000**



Elm Crescent Glinton PETERBOROUGH PE6 7LE

GUIDE PRICE £260,000 - £270,000

CHAIN FREE and ready for a new owner. Take a look at this three bedroom property in Glinton. Perfectly located for Arthur Mellows Village College. Call our sales team today and be one of the first to view 01733 579412



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Entrance Hall

UPVC double glazed door with a patterned UPVC window to one side into the entrance hall. Double radiator, telephone point, staircase to first floor landing, papered ceiling with smoke alarm and doors off onto kitchen and lounge.

Lounge

14' 5" x 10' 11" (4.39m x 3.33m)

Double radiator, gas fire with feature surround, TV point, coving to textured ceiling and UPVC double glazed window to the front with archway through to the dining room.

Dining Area

9' 1" x 8' 8" (2.77m x 2.64m)

Radiator, coving to textured ceiling and UPVC double glazed patio doors into the rear garden. Door through to the kitchen.

Kitchen

10' 6" x 8' 1" (3.20m x 2.46m)

Comprising a range of wall and base level units, worktops and a one and a half single drainer sink with mixer tap over and tiled splashbacks. Cookerpoint, plumbing for washing machine, space for a fridge freezer, gas boiler which services the hot water and central heating system. Textured ceiling, UPVC double glazed window to the rear, frosted UPVC double glazed window to the side and a half glazed patterned UPVC door to the side.



First Floor Landing

UPVC window to the side, papered ceiling with access to loft and doors off onto bedrooms and shower room.

Bedroom One

12' 3" x 8' 1" plus recess) (3.73m x 2.46m plus recess))

Radiator, range of fitted wardrobes with cupboards above, textured ceiling and UPVC double glazed window to the rear.

Bedroom Two

11' 7" x 9' 10" (3.53m x 3.00m)

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

Bedroom Three

8' 2" x 7' (2.49m x 2.13m)

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

Shower Room

Being recently refitted, fully tiled and comprising a three piece suite to include an oversized shower cubicle with sliding door and a mains fed shower fitted, rainfall head and detachable hose, a wash hand basin with mixer tap over and set within a vanity unit and a WC with dual flush. Coving to smooth ceiling with extractor. Frosted UPVC double glazed window to the rear.

Outside

To the front of the property the garden is laid to lawn and surrounded by mature hedging. A paved and gravel driveway provides off road parking which in turn leads to the garage, a paved path leading to the front door and gated access to the rear garden.

The rear garden is laid to lawn with mature and established side borders, patio area and the garden is surrounded by a timber built fence.

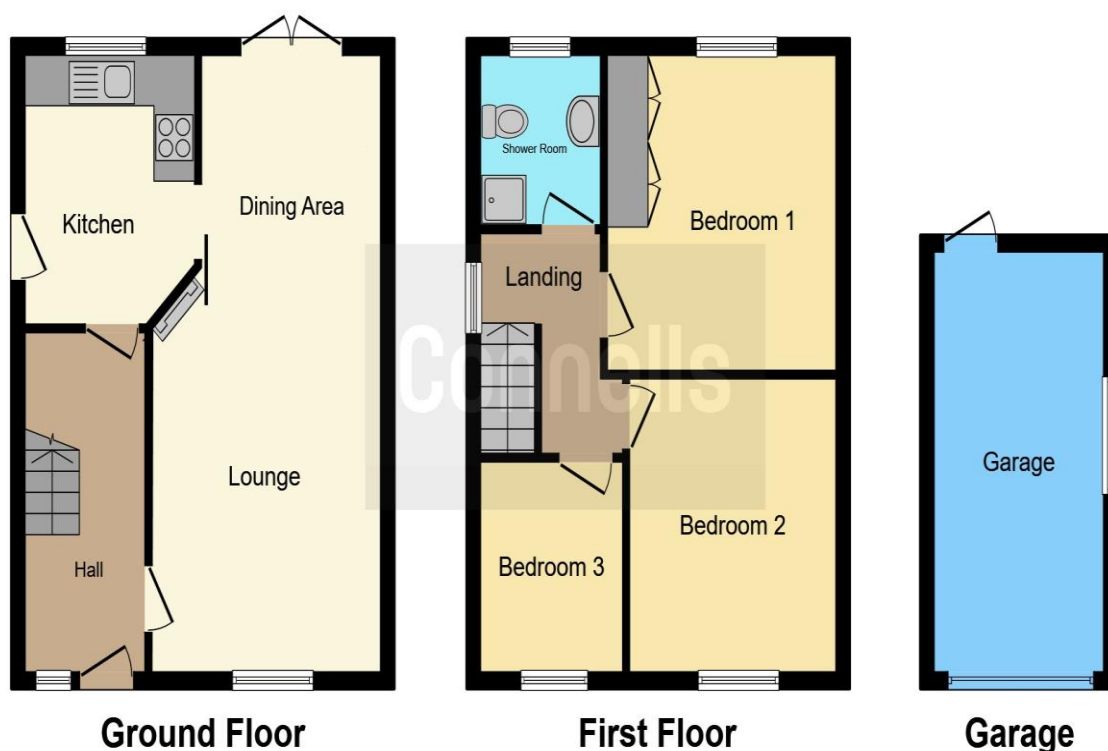
Garage

Fitted with a metal up and over door. UPVC window and courtesy door to the side.

Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly





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

To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
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Property Ref: WRN305330 - 0002

Tenure: Freehold

EPC Rating: C

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