

for sale

£155,000



Montagu Road Peterborough PE4 6EP

GUIDE PRICE £160,000 TO £170,000
AN INVESTORS DREAM OR PERFECT
FIRST TIME PURCHASE

This mid terraced two bedroom property is situated in Walton. Nicely presented accommodation with a good sized rear garden and downstairs cloakroom. Call us today for a private viewing.



Montagu Road Peterborough PE4 6EP

Entrance Hall

UPVC frosted double glazed door into the entrance hall. Smooth ceiling, staircase to first floor landing and door into lounge.

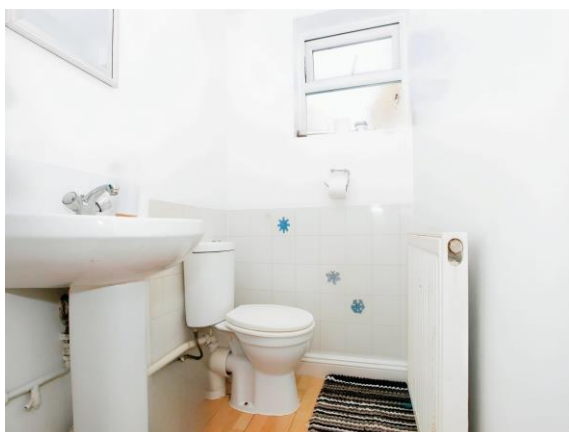
Lounge

11' 9" into bay x 12' 2" max (3.58m into bay x 3.71m max)
Two radiators, TV and telephone points, coving to textured ceiling, UPVC double glazed bay window to the front and door into the kitchen/diner

Kitchen/Diner

15' 3" x 10' 1" (4.65m x 3.07m)

Comprising of a range of matching wall and base level units with worktops, tiled splashbacks and a one and half sink with drainer. Built in oven with four ring gas hob and stainless steel extractor fan over. Plumbing for a washing machine and space for a full standing fridge freezer. Smooth ceiling, understairs storage cupboard and radiator. UPVC frosted double glazed door into the rear garden and UPVC double glazed window to the rear. Door into the downstairs cloakroom



Downstairs Cloakroom

Comprising of a WC with dual flush and a wash hand basin with tiled splashbacks. Smooth ceiling, radiator and UPVC double glazed window to the rear.

First Floor Landing

Smooth ceiling with loft access and doors off onto bedrooms and bathroom.

Bedroom One

12' 2" x 10' 3" max (3.71m x 3.12m max)

Radiator, smooth ceiling, storage cupboard and UPVC double glazed window to the front

Bedroom Two

10' 2" x 8' 9" max (3.10m x 2.67m max)

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

Bathroom

Being part tiled and comprising of a three piece suite to include bath with shower over, wash hand basin and a WC with dual flush. Cupboard housing the combi boiler, radiator, extractor, smooth ceiling and a frosted UPVC double glazed window to the rear.

Outside

Small front garden which is laid to lawn

The rear garden is laid to lawn with a paved patio area. The garden is surrounded by a timber built fence.





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

T 01733 579412
E werrington@connells.co.uk

Unit 6 Staniland Way Werrington
 PETERBOROUGH PE4 6NA

Property Ref: WRN305495 - 0006

Tenure: Freehold EPC Rating: C

Council Tax Band: A

view this property online connells.co.uk/Property/WRN305495



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk