

for sale

£200,000



Watt Close Peterborough PE4 7XF

RIGHT PLACE, RIGHT PRICE

This two bedroom property would be perfect as a first time purchase or investment. A solid property in a trusted residential area with lots of potential. Call us today to book your viewing.



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Entrance Hall

Half glazed patterned UPVC double glazed door with matching window to one side into the entrance hall. Radiator, storage cupboard/meter cupboard, staircase to first floor landing and door into the lounge.

Lounge

14' 5" max x 11' 9" (4.39m max x 3.58m)

Radiator, TV and telephone points, coving to textured ceiling, UPVC double glazed window to the front and door through to the kitchen.

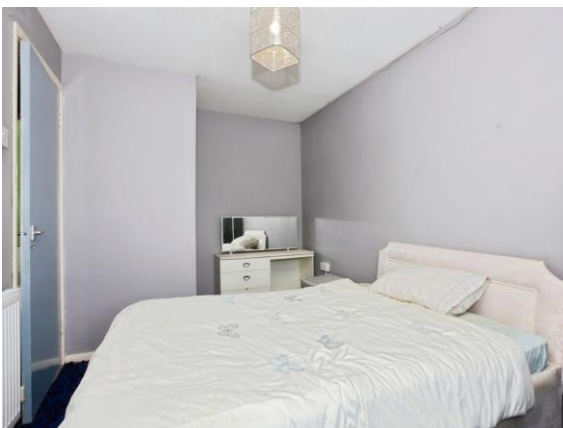
Kitchen

15' 2" max x 8' 4" (4.62m max x 2.54m)

Comprising a range of matching wall and base level units, concealed lighting to the wall unit, worktops and a single drainer sink with taps over and tiled splashbacks. Cookerpoint, plumbing for washing machine, radiator, door into downstairs storage cupboard, coving to textured ceiling with mains fed smoke alarm, UPVC double glazed window to the rear and door through to a rear entrance.

Rear Entrance

Textured ceiling, half glazed patterned UPVC door to the rear garden, doors into storage room and cloakroom.



Cloakroom

Comprising a two piece suite to include a wash hand basin with tap over and tiled splashbacks plus a WC. Extractor, textured ceiling and patterned UPVC double glazed window to the side.

First Floor Landing

Door into the boiler cupboard (housing the gas boiler which services the hot water and central heating system), textured ceiling with loft access and smoke alarm. Doors off onto bedrooms and wet room.

Bedroom One

15' 2" max x 8' 10" (4.62m max x 2.69m)

Radiator, door into storage cupboard (over stairwell), coving to textured ceiling and two UPVC double glazed windows to the front.

Bedroom Two

14' max x 8' 8" max (4.27m max x 2.64m max)

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

Wet Room

Being part tiled and comprising a three piece suite to include the shower area with shower rail, a wash hand basin with taps over and a WC with dual flush. Extractor, radiator and patterned UPVC double glazed window to the rear.

Outside

To the front of the property there is a concrete ramp leading to the front door, a gravel ornamental area and 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 and extensive paved patio area. Brick built outbuilding (to the rear of the garage), outside tap and light. The garden is surrounded by a timber built fence

Garage

Fitted with a metal up and over door.





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: WRN305538 - 0002

Tenure: Freehold EPC Rating: E

Council Tax Band: A

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