

for sale

guide price **£200,000- £210,000**



Blacksmith Mews PETERBOROUGH PE4 7EZ

GUIDE PRICE £200,000 - £210,000

This impressive terrace property offers the perfect opportunity to step onto the property ladder with its appealing layout, two double bedrooms, modern kitchen/diner, bright lounge and off road parking for two cars!



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Entrance Hall

Double glazed door into the main entrance. Radiator, staircase to first floor landing, smooth ceiling with mains fed smoke alarm and door through to the kitchen/diner.

Kitchen/Diner

11' 11" plus recess x 10' (3.63m plus recess x 3.05m)
Comprising a range of matching wall and base level units, worktops with splashbacks and a single drainer sink with a mixer tap over. Built in oven, grill, four ring gas hob with stainless steel splashback and extractor hood above. Plumbing for washing machine and dishwasher, space for a full standing fridge freezer. The gas boiler is concealed behind one of the wall units. Double radiator, LVT flooring, smooth ceiling with mains fed smoke alarm, UPVC double glazed window to the front and doors off onto the lounge and cloakroom.

Cloakroom

Comprising of a two piece suite to include a wash hand basin with mixer tap over and tiled splashback plus a WC with dual flush. Radiator, flooring continuous from the kitchen/diner, extractor.

Lounge

13' 3" x 13' 3" (4.04m x 4.04m)

Double radiator, TV, telephone and network point, smooth ceiling and UPVC double glazed French doors into the rear garden.

First Floor Landing

Radiator, smooth ceiling with mains fed smoke alarm, loft access and doors off onto bedrooms and bathroom.



Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)

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

Bedroom Two

10' plus door recess x 8' 5" plus recess (3.05m plus door recess x 2.57m plus recess)

Radiator, space for storage in recess, door into a storage cupboard (over stairwell), smooth ceiling and UPVC double glazed window to the front.

Bathroom

Comprising a three piece suite to include bath with mixer tap over plus a shower attachment, mains fed shower over with rainfall head, detachable hose and shower screen. A wash hand basin with mixer tap over and tiled splashbacks, plus a WC with dual flush. Radiator, smooth ceiling with extractor.

Outside

The property features a neat and low maintenance frontage with a hard standing driveway providing side by side parking for two cars.

The rear garden is laid to lawn with a paved patio area, further paved BBQ area to the rear of the garden. Garden shed, outside tap, external plug socket (for camera) and the garden is surrounded by a timber built fence with gated access to the rear leading out.

Agents Note

There is currently a managed freehold service charge of approx £200 per year.





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: WRN304929 - 0003

Tenure: Freehold EPC Rating: B

Council Tax Band: B

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