

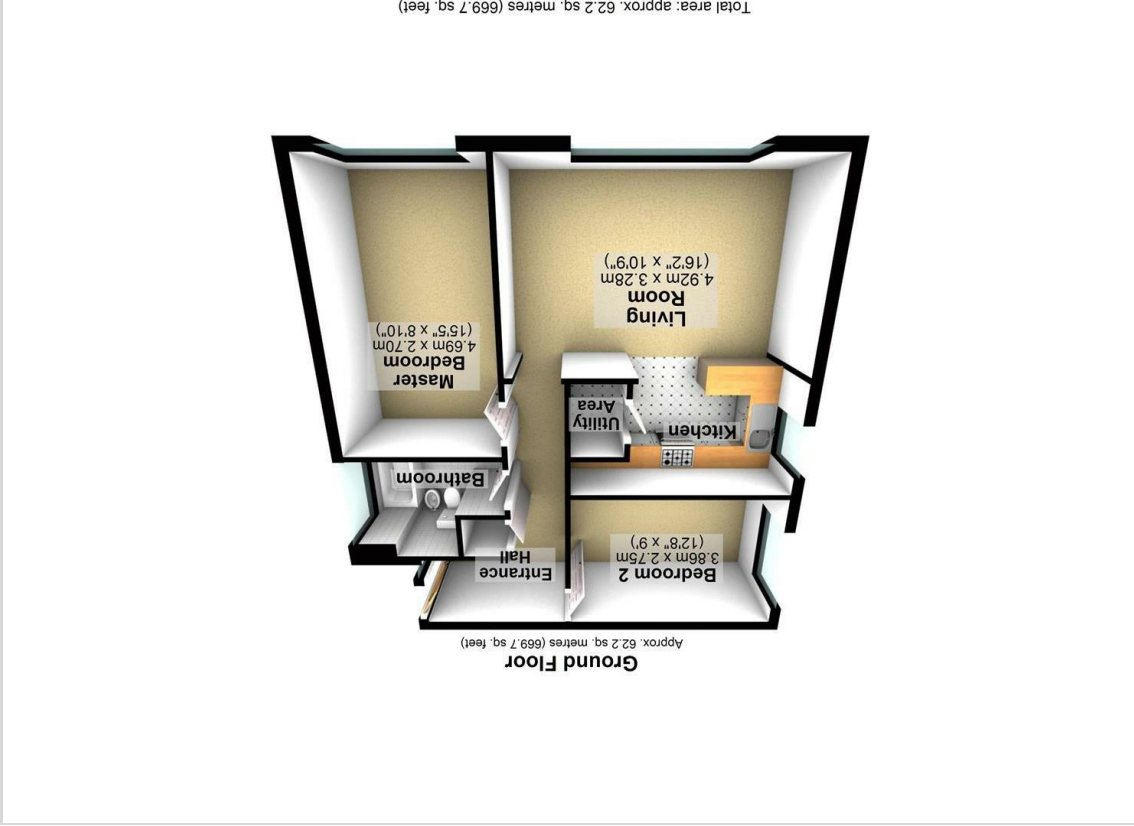


63 Audley Gate
Peterborough, PE3 9PL

Offers In Excess Of £150,000

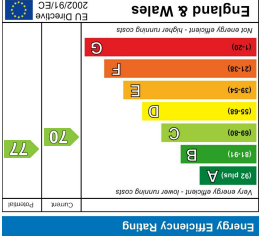


Floor Plan



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Graph



Area Map

Disclaimer: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the signing of contracts.

63 Audley Gate

Peterborough, PE3 9PL

Internal viewing advised to appreciate the standard of this accommodation concerning this much improved and recently refurbished ground floor flat located in Netherton and within commuting distance of both Peterborough city centre and railway station. This luxury accommodation comprising of, entrance hall, two bedrooms, luxury three piece bathroom suite, open plan lounge/diner and kitchen area. The property comes with a garage and with the fittings and furnishes. A fantastic retirement property or for first time buyers. Call today to view.

Entrance Hall

4'9" x 3'2"

uPVC double glazed window to the side and a hardwood entrance door. Radiator, ceramic tiled flooring with a door leading to a storage cupboard and an open plan to:

Living Room

10'9" x 16'2"

uPVC double glazed window to the front with window seat. Ceramic tiled flooring, TV point, wall light(s) and an open plan to:

Kitchen

6'9" x 6'7"

uPVC double glazed window to the side. Fitted with a matching range of base and eye level units with polished granite worktop space over, a stainless steel sink unit and stainless steel sink. Matching breakfast bar, built in electric oven and four ring gas hob with extractor hood over, integrated dishwasher, ceramic tiled splashbacks, ceramic tiled flooring with recessed downlights. Door to:



Utility Area

4'4" x 3'0"

Plumbing for a washing machine and space for a tumble dryer

Master Bedroom

15'5" x 8'10"

uPVC double glazed window to the front. Fitted bedroom suite with a range of wardrobes with hanging rail, shelving, overhead storage, cupboard, drawers, matching dressing table, bedside cabinets and a corner display units, radiator and a fitted carpet.

Bedroom Two

9'0" x 12'8"

uPVC double glazed window to the side. Fitted bedroom suite with a double wardrobe(s) with hanging rail, shelving, overhead storage, cupboard, drawers and a matching dressing table, radiator with a fitted carpet

Bathroom

6'5" x 8'10"

uPVC obscure double glazed window to the side. Fitted with a four piece suite comprising of, bath with shower hand shower attachment over, matching telephone style taps and folding screen, wash hand basin vanity unit with cupboards under, bidet and low-level WC. Tiled surround, radiator and polished granite tiled flooring with recessed ceiling spotlights

Outside

To the front there is a communal garden

EPC : C

Energy Efficiency Rating : 70/77