



35 Churchfield Road  
Peterborough, PE4 6HE

£339,995



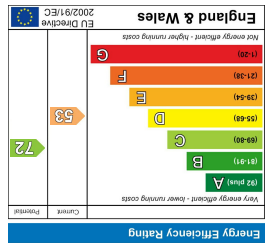
Floor Plan



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 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.



## 35 Churchfield Road

Peterborough, PE4 6HE

\*\*\*Offered for sale with NO FORWARD CHAIN\*\*\* 160.5 sq m (1,727.7 sq ft) End of terrace convenient Walton Food & Wine Store which has been substantially extended to the rear to provide an additional open plan shop space with great potential. The property benefits from a large shop front, store room, downstairs kitchen and cloakroom. Upstairs offers separate living accommodation providing two double bedrooms, a large lounge dining room, kitchen and family bathroom. Outside offers off road parking with gated side access to the rear leading to a courtyard area. Interested parties should rely on their own enquiries as to the amount of rates payable. Terms - The property is available freehold. Services - We understand that mains electricity, water and drainage are connected. Please contact City & County Estate Agents to enquire further information

### Shop

58'10" x 13'3"

uPVC double glazed window and uPVC double glazed sliding door to the front. uPVC double glazed window to the side. Door to:

### Store Room

12'0" x 15'1"

Tiled flooring. Doors to:

### WC

4'10" x 5'8"

Fitted with a two piece suite comprising, wash hand basin and WC. Tiled splashback and tiled flooring

### Kitchen

6'0" x 15'1"

uPVC double glazed window to the rear, uPVC double glazed window to the side. Fitted with a matching range of base and eye level units with worktop space over, and one and a half bowl stainless steel sink with single drainer. Space for a fridge/freezer and dishwasher. Four ring gas hob with extractor hood over. Tiled flooring

### Entrance Hall

Laminate flooring and stairs to the first floor. Door to:

### Lounge/Dining Room

15'3" x 14'0"

uPVC double glazed window to the side. Hardwood door to the front. Double radiator and fitted carpet. Door to:



### Kitchen

12'1" x 10'3"

uPVC double glazed window to the side. Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer. Space for a fridge/freezer, dishwasher and washing machine. Built-in four ring gas hob with extractor hood over. Double radiator and laminate flooring. Door to:

### Bathroom

5'10" x 6'8"

uPVC obscure double glazed window to the rear. Fitted with a three piece suite comprising bath with shower over and folding glass screen, pedestal wash hand basin and close coupled WC. Tiled surround, laminate flooring. Open plan to:

### WC

3'3" x 3'8"

Fitted with a close coupled WC. Laminate flooring

### Landing

11'4" x 3'0"

Fitted carpet. Doors to:

### Master Bedroom

12'0" x 14'0"

uPVC double glazed window to the front. Double radiator and fitted carpet

### Bedroom Two

11'4" x 10'8"

Two uPVC double glazed windows to the side. Double radiator and a fitted carpet

### Outside

Outside offers off road parking with gated side access to the rear, leading to a courtyard area

### EPC: E

53/72

### Tenure

Terms - The property is available freehold

Services - We understand that mains electricity, water and drainage are connected

