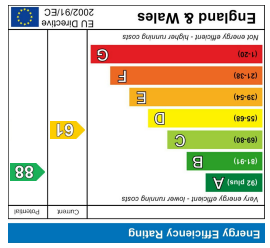


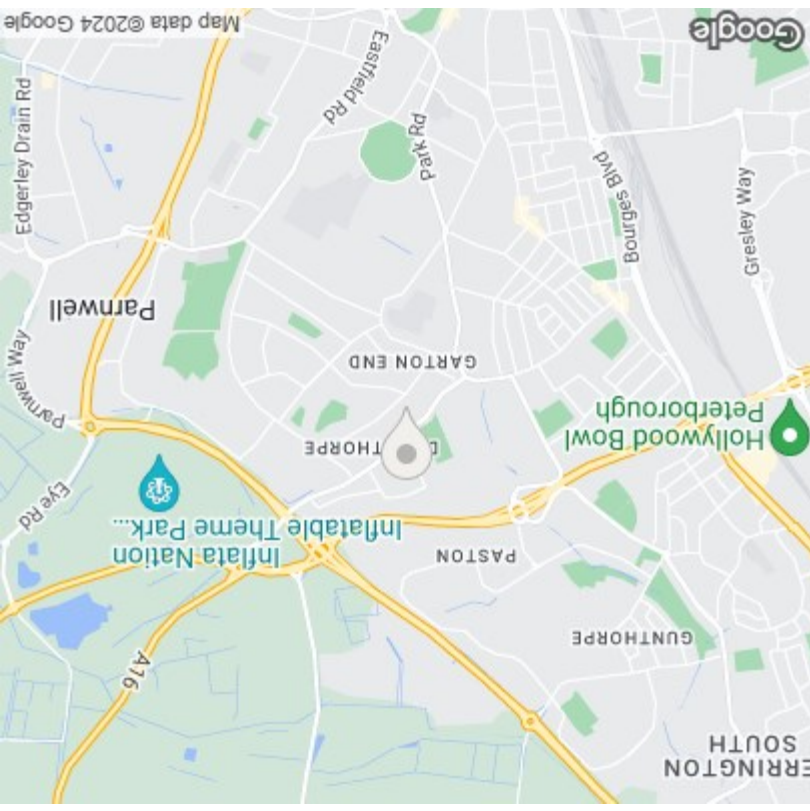
Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 exchange of contracts.



Energy Efficiency Graph

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.

Viewing



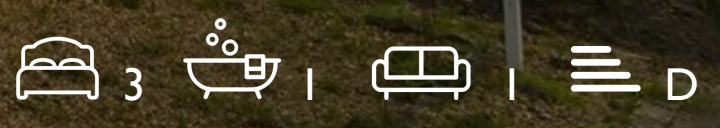
Area Map



Floor Plan



107 Figtree Walk
 Peterborough, PE1 3SW
Guide Price £245,000



107 Figtree Walk

Peterborough, PE1 3SW

**Guide Price £245,000 - £265,000 **

City and County are pleased to market this spacious, three-bedroom, semi-detached property located in the city centre of Peterborough. Offering NO FORWARD CHAIN, easy access to local schooling, transport links and amenities, this property is the ideal first-time purchase or family home.

Briefly comprising downstairs, an entrance hall, a good sized lounge, downstairs cloakroom, and a kitchen/diner fitted with a matching range of base and eye level units with space for a washing machine, a dishwasher, and a fridge/freezer. Integrated oven, and a four ring electric hob with an extractor over. The kitchen has access to the large conservatory with French doors leading to the garden. Upstairs benefits from three bedrooms, two of which are doubles, and one box room. The family bathroom is fitted with a three-piece suite comprising, a WC, a wash hand basin, and a bath with a shower over. Tiled flooring, tiled surround. To the rear, there is a low maintenance garden which is mainly laid to lawn and side access to the detached single garage. To the front, there is a shared driveway allowing access to the garage/garden and also a gravelled driveway allowing off road parking for several cars.

Entrance Hall

13'3" x 5'11"

Lounge

15'6" x 10'11"

Kitchen/Diner

9'1" x 14'3"



Hallway
5'1" x 2'11"

WC
5'8" x 2'11"

Conservatory
9'0" x 15'1"

Landing
10'7" x 2'7"

Master Bedroom
12'9" x 10'10"

Bedroom Two
11'9" x 10'0"

Bathroom
5'7" x 7'0"

Bedroom Three
5'10" x 6'1"

Garage
15'5" x 8'9"

EPC - D
61/88

Tenure - Freehold

