

for sale

£210,000



## Littledale Crescent Peterborough PE2 9FQ

Viewings are highly recommended of this 2 bedroom end-terraced property. Situated in a quiet cul-de-sac in Hempsted, this property would make a wonderful family home. The property also benefits from a landscaped rear garden and driveway. For more details, contact 01733 229483.





# Littledale Crescent Peterborough PE2 9FQ

## Entrance Hall

Door into lounge, wc and stairs leading up to first floor landing. Laminate flooring and smooth ceiling with carpet on the stairs.

## Downstairs Wc

Vinyl flooring, wc, sink with tiled splashback, frosted window to front, radiator and smooth ceiling.

## Lounge

13' 3" Plus recess x 9' 4" Max ( 4.04m Plus recess x 2.84m Max )  
Laminate flooring throughout, storage cupboard understairs, window to front, door through to kitchen, radiator and smooth ceiling.

## Kitchen

12' 8" x 8' 1" ( 3.86m x 2.46m )

Comprising of matching wall and base units, worktops with splashback, integral gas hob with splashback and extractor over, oven, washing machine and dishwasher. Space for a fridge/freezer, one and a half sink and drainer, tiled flooring, smooth ceiling, window to rear and french doors opening out to the garden.

## First Floor Landing

Doors through to bedrooms 1 and 2, family bathroom and access into the loft which is partially boarded. Landing is carpeted.



### Bedroom One

12' 8" x 8' 2" ( 3.86m x 2.49m )

Window to rear, carpet, radiator and smooth ceiling.

### Bedroom Two

12' 8" Max x 8' 6" ( 3.86m Max x 2.59m )

Window to front x2, carpet, smooth ceiling, radiator and cupboard above the stairs.

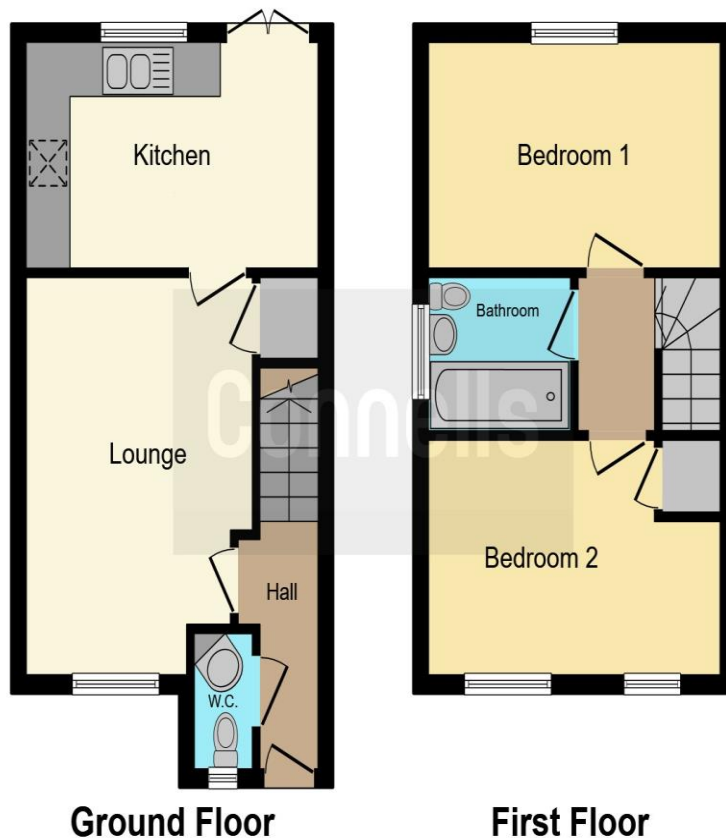
### Family Bathroom

Vinyl flooring, wc, sink, bath with shower over, heated towel rail, frosted window to side, half tiled and smooth ceiling.

### External

Rear garden has been landscaped and comprises of a small lawn area, decking covered by a pergola, shed and gated side access. Driveway to the side of the property offering parking. Front of the property has an area for small shrubs and a path leading to the front and side of the house.





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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01733 229483**  
**E [Hampton@connells.co.uk](mailto:Hampton@connells.co.uk)**

10 Stewartby Avenue Hampton Vale  
 PETERBOROUGH PE7 8NJ

Property Ref: HAH305887 - 0004

**Tenure:** Leasehold

**EPC Rating:** B

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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