

for sale

£230,000



## St. Marys Street Farcet Peterborough PE7 3AR

Located in the popular location of Farcet, this terraced property offers a kitchen, lounge, conservatory, downstairs wc, three bedrooms, bathroom, front and rear gardens and driveway. For more details and to book a viewing, please contact Connells Hampton on 01733 229483.





# St. Marys Street Farcet Peterborough PE7 3AR

## Entrance Hall

With wooden flooring, door to the lounge and stairs leading to the first floor.

## Living Room

17' 7" x 12' 9" ( 5.36m x 3.89m )

With a window to the front, electric fireplace, two radiators and wooden flooring. Sliding door to the conservatory and door leading to the kitchen.

## Kitchen

## Kitchen

11' 3" x 10' 8" ( 3.43m x 3.25m )

With a range of matching wall and base units with worktop over,

tiled splashback and 1.5 sink and drainer with mixer tap. Space for oven, dishwasher, washing machine and fridge freezer. Tiled flooring, window to the rear, door leading to the downstairs cloakroom and outside walkway.

## Cloakroom

With a wc, wash hand basin with tiled splashback, heated towel rail and frosted window to the front.

## Conservatory

10' 5" x 9' 2" ( 3.17m x 2.79m )

Half brick built with UPVC window surround. Tiled flooring and French doors to the side leading to the rear garden.





## First Floor

With a window to the rear, carpet and doors leading to bedroom one, bedroom two, bedroom three and bathroom.

### Bedroom One

13' 4" x 9' 4" ( 4.06m x 2.84m )

With a window to the front, built in cupboard, radiator and laminate flooring.

### Bedroom Two

12' 9" x 9' 3" ( 3.89m x 2.82m )

With a window to the front, built in cupboard, radiator and laminate flooring.

### Bedroom Three

9' 8" x 8' ( 2.95m x 2.44m )

With a window to the rear, radiator and laminate flooring.

## Bathroom

Fully tiled with a wc, wash hand basin and bath with shower attachment over. Frosted window to the rear, radiator and tiled flooring.

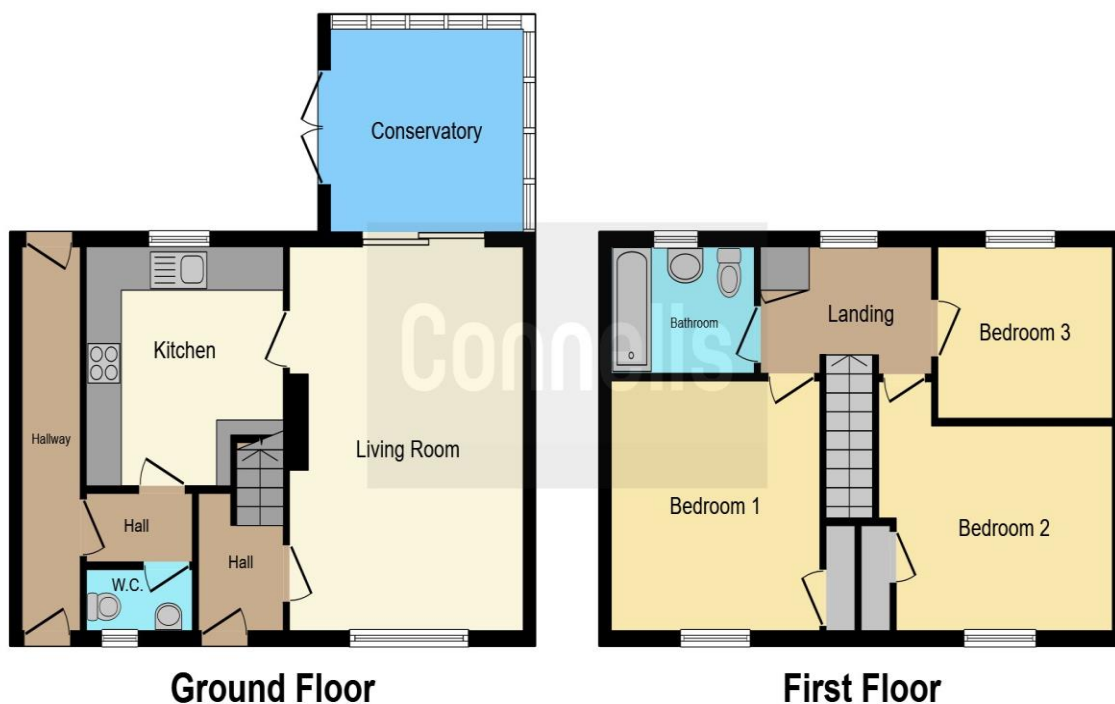
## External

The front of the property is enclosed by hedges and is laid to lawn and patio slabs, providing car parking on the driveway.

The enclosed rear garden is laid to lawn and patio with a shed and greenhouse. Access to the rear garden can be gained via the conservatory or the outside walkway.

The outside walkway can be accessed via the front of the property by a separate door. There is a door in the walkway which provides access to the kitchen and downstairs cloakroom.





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)

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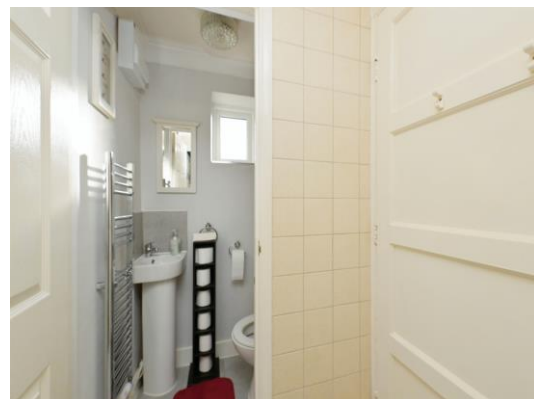
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Property Ref: HAH305913 - 0002

**Tenure:** Freehold

**EPC Rating:** C

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