

for sale

£225,000



## Bedstone Way Farcet PETERBOROUGH PE7 3DW

Viewings are recommended of this three bedroom town house offers modern, open plan living. An ideal purchase for a first time buyer or those looking for an investment opportunity, the property also benefits from a rear garden and allocated parking for two cars at the front of the property.





# Bedstone Way Farcet PETERBOROUGH PE7 3DW

## Entrance Hall

The front door opens into the entrance hall which has stairs leading to the first floor and a door leading to the open plan kitchen / lounge. Radiator and laminate flooring.

## Kitchen / Lounge

22' 1" maximum x 12' 2" maximum ( 6.73m maximum x 3.71m maximum )

An open plan room. The kitchen area has a range of matching wall and base units with worktop over, a single oven, 4 ring gas hob and hood, sink and drainer with a mixer tap and tiled splashback. Window to the front, laminate flooring and understairs open storage area. Space for a washing machine and fridge/freezer. Door leading to the cloakroom.

The lounge area is laid to carpet with two radiators and a patio door leading to the rear garden.

## Cloakroom

With a wc, wash hand basin, tiled splashback, radiator and laminate flooring.

## First Floor Landing

With doors leading to bedroom two, bedroom three and the bathroom.

## Bedroom Two

12' 2" x 7' 9" ( 3.71m x 2.36m )

With a window to the rear, radiator and carpet.



### Bedroom Three

Irregular Shaped Room 7' 9" x 5' 6" ( 2.36m x 1.68m)

An L shaped room with the following dimensions: 7' 9" x 5' 6" and 6' 7" x 2' 10"

Two windows to the front, radiator and carpet.

### Bathroom

Tiled with a wc, wash hand basin and bath with shower attachment over.

### Second Floor Landing

With doors leading to bedroom one and storage cupboard.

### Bedroom One

16' x 8' 11" ( 4.88m x 2.72m )

With two velux windows to the front and a velux window to the rear, radiator, carpet and loft access. Sloping ceilings.

### External

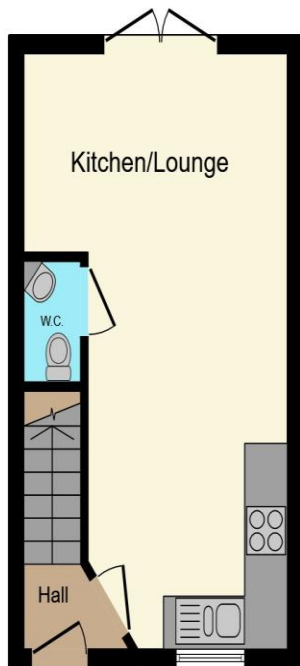
The front of the property has two allocated parking bays.  
The enclosed rear garden is laid to lawn with a patio area.

### Agents Note

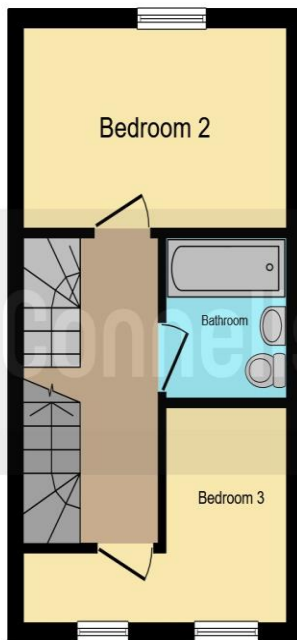
Although this is a freehold property, management fee applies.



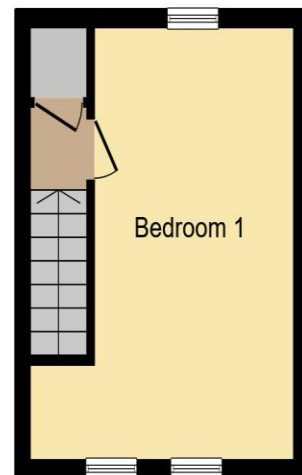




**Ground Floor**



**First Floor**



**Second Floor**

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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Property Ref: HAH305809 - 0005

Tenure: Freehold EPC Rating: B

Council Tax Band: B

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