

for sale

£300,000



Roden Way Peterborough PE7 0LW

This semi detached house is an ideal family home. Offering three bedrooms with an en suite to the master, a large lounge and a generous kitchen/diner, the property also benefits from a rear garden and a garage. For more information and to book a viewing, contact Connells Hampton.



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Entrance Hall

With laminate flooring, understairs storage cupboard and radiator. Doors leading to the kitchen/diner, lounge and downstairs wc. Stairs leading to the first floor.

Cloakroom

With wc, wash hand basin, radiator, spotlights and tiled floor.

Lounge

18' 5" x 10' (5.61m x 3.05m)

With laminate floor, radiator, window to the front and two patio doors to the side leading to the rear garden.

Kitchen / Diner

18' 4" x 10' 6" (5.59m x 3.20m)

With a range of matching wall and base units with worktop over and tiled splashback, single oven, 4 ring electric hob and extractor hood, sink and drainer. Tiled floor, window to the front, bay window to the side and radiator.

First Floor Landing

With a storage cupboard, loft access, carpet and doors leading to the three bedrooms and bathroom.

Bedroom One

11' 10" x 10' 2" (3.61m x 3.10m)

With two in built wardrobes, window to the side, radiator and carpet. Door leading to the en suite.



En Suite

With wc, shower cubicle, wash hand basin, radiator, extractor fan, spot lights, window to the front and tiled floor.

Bedroom Two

10' 10" into recess x 9' (3.30m into recess x 2.74m)

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

Bedroom Three

7' 4" x 9' (2.24m x 2.74m)

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

Bathroom

Fully tiled with a bath with shower attachment over, wc, wash hand basin in vanity unit, towel rail, shave point and extractor fan. Window to the front, spotlights and tiled flooring.

External

With a patio area, lawned area and rear gate. Single garage and 2 allocated spaces.





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

To view this property please contact Connells on

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Property Ref: HAH305953 - 0004

Tenure: Freehold EPC Rating: C

Council Tax Band: D

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