

for sale

£260,000



## Cardinals Gate Peterborough PE4 5AS

### CHAIN FREE DETACHED BUNGALOW

Rarely available - this detached bungalow has a smart interior and well maintained plot. Situated in a prime residential area. With the added benefits of garage and off road parking this is a must see property so book your viewing today!





# Cardinals Gate Peterborough PE4 5AS

## Entrance Hall

Patterned half glazed UPVC double glazed door into the main entrance. Radiator, laminate and carpeted flooring, door into storage cupboard with slatted shelving, coving to textured ceiling with smoke alarm and loft access. Doors off onto bedrooms, wet room, lounge/diner and kitchen.

## Kitchen / Breakfast Room

9' 9" x 8' 7" ( 2.97m x 2.62m )

Comprising a range of matching wall and base level units, worktops, single drainer sink with mixer tap over and tiled splashbacks. Built in oven, grill and four ring hob with extractor. Integral fridge, space and plumbing for a washing machine, gas boiler servicing the hot water and central heating system. Radiator, laminate flooring continuous from the entrance hall, textured ceiling and UPVC double glazed window to the front.



## Lounge / Diner

13' 11" x 10' 6" ( 4.24m x 3.20m )

Radiator, TV, cable and telephone points, coving to textured ceiling and UPVC double glazed French doors into the rear garden.

## Bedroom One

13' 2" x 10' 7" ( 4.01m x 3.23m )

Radiator, coving to textured ceiling and UPVC double glazed window to the front.

## Bedroom Two

8' 9" x 7' 10" ( 2.67m x 2.39m )

Radiator, textured ceiling, UPVC double glazed window to the front.

## Wet Room

Being fully tiled and comprising a three piece suite to include a shower area with shower rail, a wash hand basin with taps over and a WC with dual flush. Heated towel rail, textured ceiling and patterned UPVC double glazed window to the side.

## Outside

To the front of the property is a granite, gravel ornamental garden with hedging to the front which can be used for additional parking. A Tarmac driveway provides off road parking which in turn leads to the single garage. Outside light and a paved path leading to the front door, side gated access into the rear garden.

To the rear is a paved and gravel ornamental garden with a raised feature. Timber built shed, outside light and the garden is surrounded by a timber built fence and brick wall.

## Garage

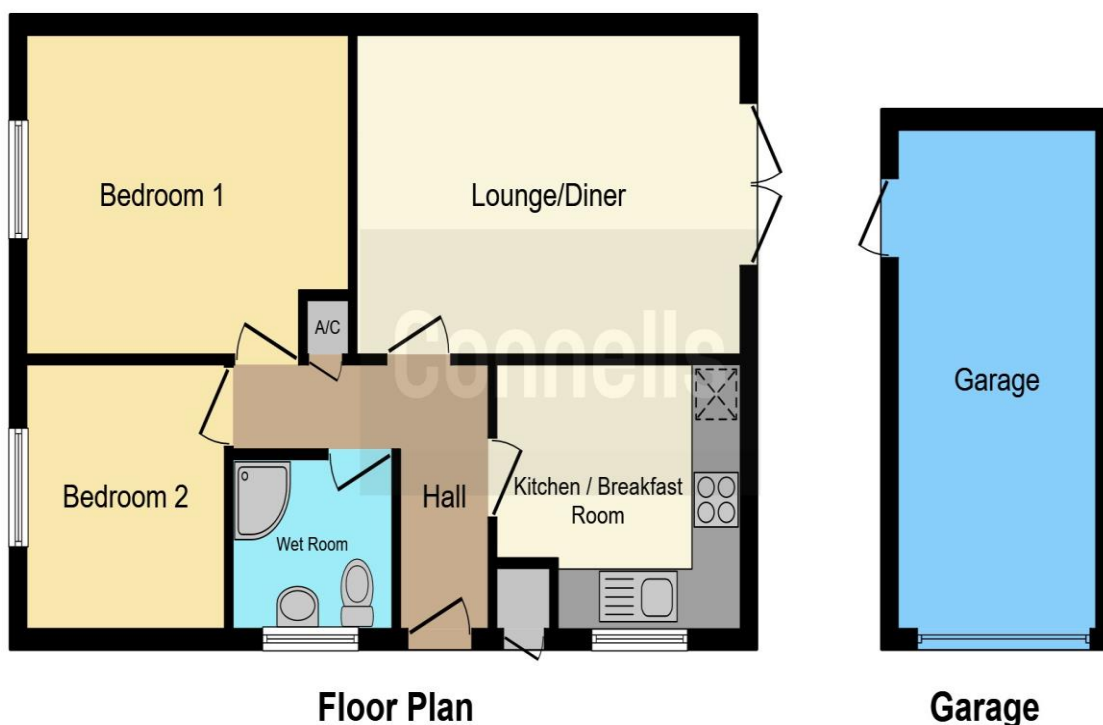
Fitted with an electric roller shutter, sensor security light. Half glazed UPVC courtesy door into the rear garden.

## Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential time frames involved







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: WRN305618 - 0006

Tenure: Freehold EPC Rating: D

Council Tax Band: A

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