

for sale

guide price **£250,000-£260,000**



## Elter Walk Peterborough PE4 7TZ

GUIDE PRICE £250,000 - £260,000

An established three bedroom property with plenty of potential to put your own stamp on. Located in a lovely area of Gunthorpe and close to local amenities. Call us today for your private viewing 01733579412.



# Elter Walk Peterborough PE4 7TZ

## Entrance Hall

Front door with matching side window into the entrance hall. Double radiator, telephone point, staircase to first floor landing, door into understairs storage cupboard & textured ceiling. Doors off onto kitchen, bathroom, cloakroom bedroom three and lounge.

## Lounge

12' 7" x 11' 11" ( 3.84m x 3.63m )

Radiator, TV and telephone point, coving to textured ceiling and UPVC double glazed window to the front. Leading into the dining area.

## Dining Area

11' 11" x 9' 5" ( 3.63m x 2.87m )

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

## Kitchen

14' 1" x 7' ( 4.29m x 2.13m )

Comprising of a range of matching wall and base level units, worktops, one and a half single drainer sink with mixer tap and tiled splashbacks. Cooker point, plumbing for washing machine and dishwasher (dishwasher included) & space for full standing fridge freezer. Gas boiler which services the hot water and central heating system, coving to textured ceiling, UPVC double glazed window and half glazed patterned door into the rear.



## Bathroom

Comprising of a two piece suite to include bathroom with mixer tap over and shower attachment with tiled splashbacks. Wash hand basin with mixer tap over and tiled splashbacks, heated towel rail, textured ceiling and frosted UPVC double glazed window to side.

## Cloakroom

Comprising WC, textured ceiling and frosted UPVC double glazed window to side.

## Bedroom Three

7' 11" x 7' 11" ( 2.41m x 2.41m )

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

## First Floor Landing

Textured ceiling, UPVC double glazed window to rear and door into bedrooms one and two.

## Bedroom One

14' 7" max x 11' 11" ( 4.45m max x 3.63m )

Radiator, door into storage eves, textured ceiling and UPVC double glazed window to front.

## Bedroom Two

14' 7" x 10' 5" ( 4.45m x 3.17m )

Radiator, door into storage eves, textured ceiling and UPVC double glazed window to front.

## Outside

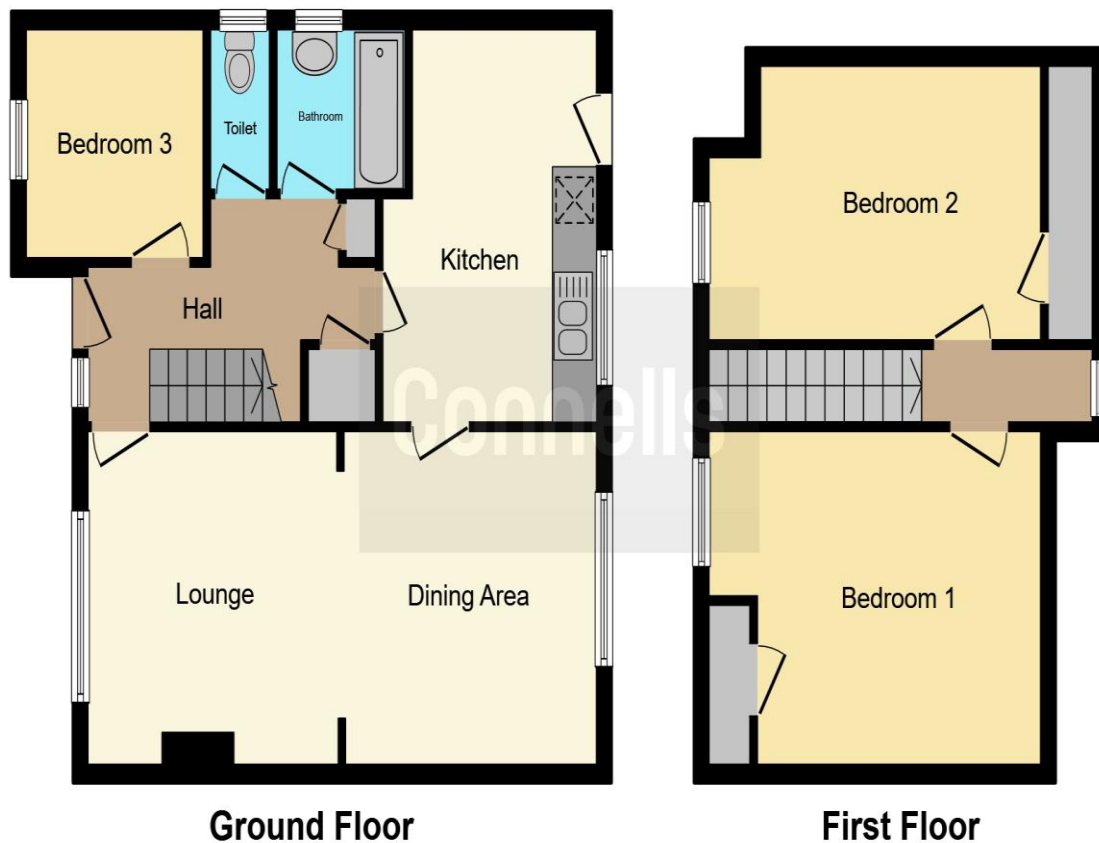
The front garden is laid to lawn with mature and established Magnolia tree. Path leading to front door and side where there is gated access into the rear garden.

The rear garden is laid to lawn with a paved patio, There is an additional area to the rear garden which leads to the courtesy door of the garage which has an up and over door with driveway to front.

## Covered Garden Storage

To the side of the property is a covered area with power connected and a door to the rear garden. The current owner uses this for the storage of garden equipment.





**Ground Floor**

**First Floor**

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**T 01733 579412**  
**E [werrington@connells.co.uk](mailto:werrington@connells.co.uk)**

Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

Property Ref: WRN305398 - 0006

Tenure:Freehold EPC Rating: D

Council Tax Band: C

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