

for sale

Guide price

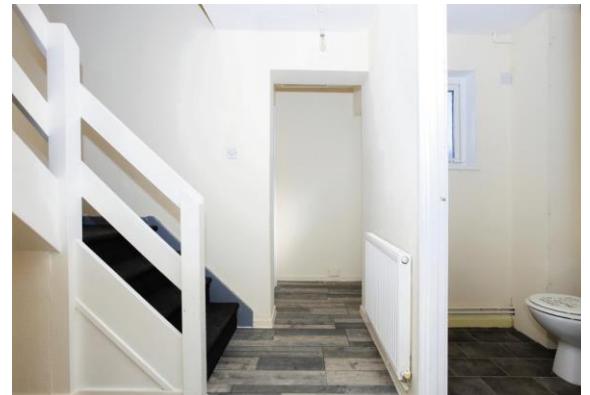
£180,000-£190,000



Crabtree Peterborough PE4 7EJ

GUIDE PRICE £180,000 - £190,000

A four bedroom property in Paston. Good sized accommodation and rear garden. Perfect for a growing family or investment property. Ready to rent with gas and electric certificates available on completion. Call us today on 01733 579412



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# Crabtree Peterborough PE4 7EJ

## Entrance Hall

Half glazed UPVC double glazed door into the entrance. Radiator, laminate flooring, staircase to first floor landing with understairs storage cupboard, textured ceiling and doors off onto lounge, kitchen/diner, study/storeroom and cloakroom.

## Cloakroom

Comprising of a two piece suite to include wash hand basin with taps over & tiled splashbacks and WC. Radiator, textured ceiling and a frosted UPVC double glazed window to the front.

## Study / Storeroom

7' x 5' 3" ( 2.13m x 1.60m )  
Textured ceiling and light.

## Lounge

13' 10" x 11' 8" ( 4.22m x 3.56m )

Double radiator, laminate flooring, textured ceiling and UPVC double glazed window to rear.

## Kitchen / Diner

21' 5" x 9' 3" ( 6.53m x 2.82m )

Comprising of a range of matching wall and base level units, single drainer sink with mixer tap and tiled splashbacks, worktops and cookerpoint. Plumbing for washing machine, space for further appliance, gas boiler, radiator, laminate flooring to dining area and a textured ceiling, UPVC double glazed window to the front and UPVC double glazed patio doors to rear.



## First Floor Landing

Door into storage cupboard, textured ceiling with access to loft & doors off onto bedrooms & bathroom.

### Bedroom One

11' 11" x 8' 9" ( 3.63m x 2.67m )

Radiator, textured ceiling & UPVC double glazed window to rear.

### Bedroom Two

11' 11" x 8' 6" ( 3.63m x 2.59m )

Radiator, textured ceiling & UPVC double glazed window to rear.

### Bedroom Three

9' 4" max x 7' 11" max ( 2.84m max x 2.41m max )

Radiator, door into fitted storage cupboard, textured ceiling & UPVC double glazed window front.

### Bedroom Four

11' 11" x 5' 10" ( 3.63m x 1.78m )

Radiator, textured ceiling & UPVC double glazed window to rear.

### Bathroom

Comprising of a three piece suite to include bath with mixer tap over & shower attachment, wash hand basin with taps over and a WC. Radiator, textured ceiling and frosted UPVC double glazed window to front.

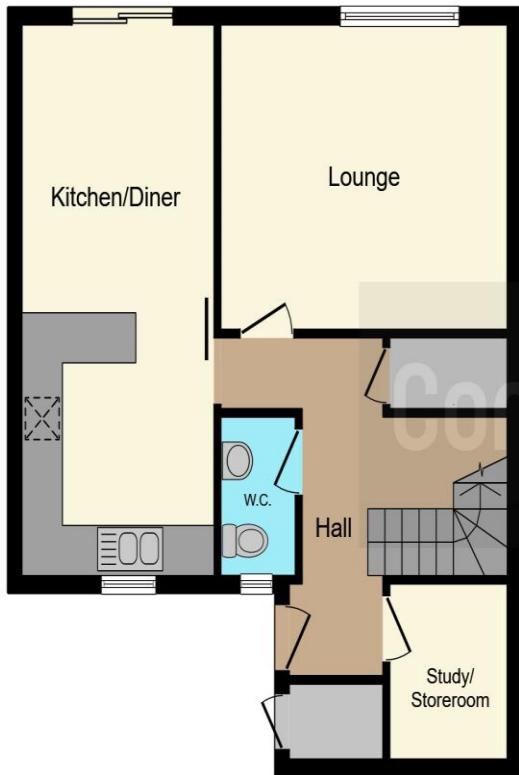
### Outside

To the front there is a block paved path & door into outside storage cupboard.

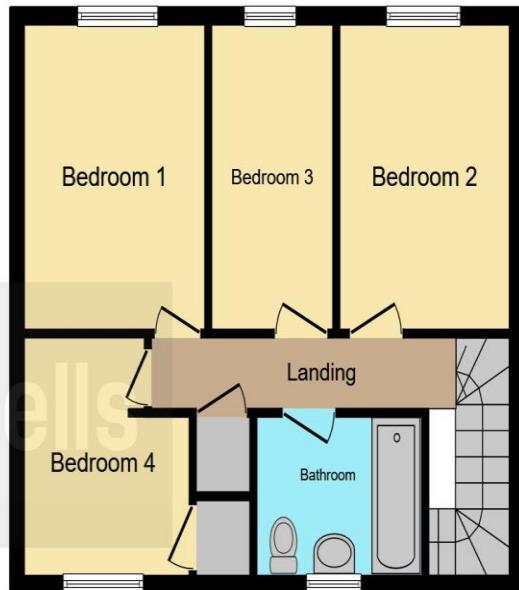
Rear garden has a crazy paved patio and rear garden being surrounded by a timber built fence with gated access to rear.

Communal parking





**Ground Floor**



**First 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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Unit 6 Staniland Way Werrington  
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Property Ref: WRN305664 - 0007

Tenure:Freehold EPC Rating: D

Council Tax Band: A

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