



18 Mildmay Road, Walton, Peterborough

Offers In Excess of £250,000

 **NEWTON FALLOWELL**

## 18 Mildmay Road

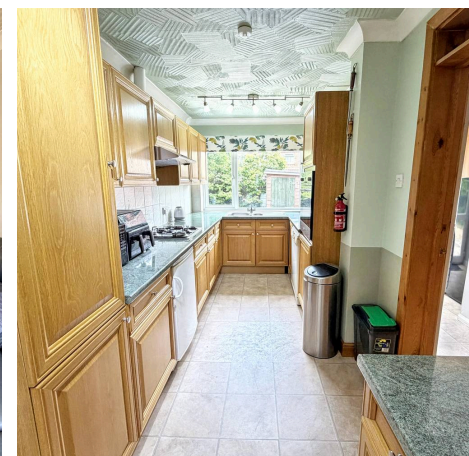
Walton, Peterborough

This EXTENDED bay-fronted semi-detached family home benefits from THREE BEDROOMS, a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES, being sold with NO ONWARD CHAIN and ideally situated for schooling and local amenities. The accommodation comprises of an entrance hall with useful understairs storage, open plan extended lounge diner with doors onto the rear garden, kitchen with an array of work surface, cupboard storage, integrated oven and freestanding appliance spaces, useful utility room hosting further appliance spaces, the boiler, further rear garden access, as well as doors leading to the integral garage and convenient downstairs WC, whilst upstairs the first floor landing separates three bedrooms, two of which boast built-in wardrobes, in addition to the family bathroom, which presents a contemporary three-piece white suite with a shower over the bath. Outside there is driveway parking for multiple vehicles leading to the garage, which benefits from an electric door, with the rear garden offering patio seating, lawn, shed storage and privacy to the rear.

Council Tax band: C

Tenure: Freehold

EPC Rating: TBC





**Entrance Hall**

**Lounge Diner**

29' 1" x 9' 10" (8.86m x 2.99m)

**Kitchen**

17' 1" x 6' 11" (5.21m x 2.10m)

**Utility Room**

13' 0" x 5' 10" (3.95m x 1.78m)

**WC**

**Landing**

**Bedroom 1**

11' 11" x 9' 10" (3.62m x 2.99m)

**Bedroom 2**

10' 10" x 8' 10" (3.30m x 2.68m)

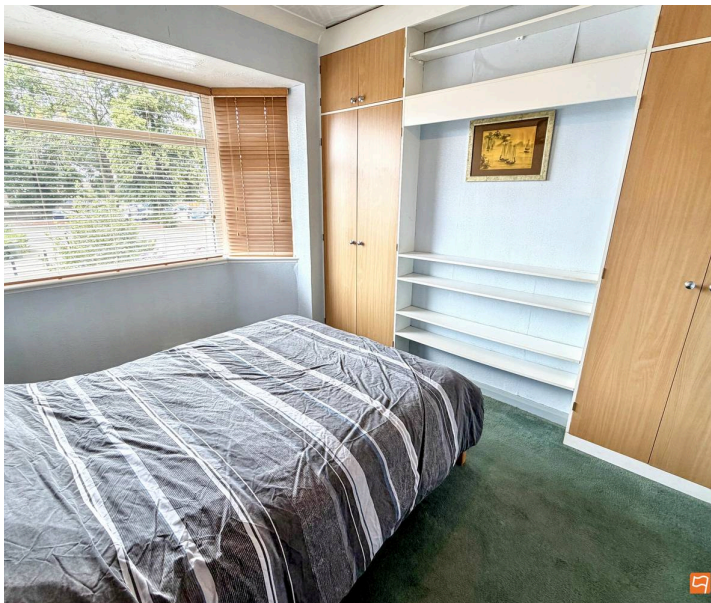
**Bedroom 3**

8' 8" x 6' 11" (2.65m x 2.11m)

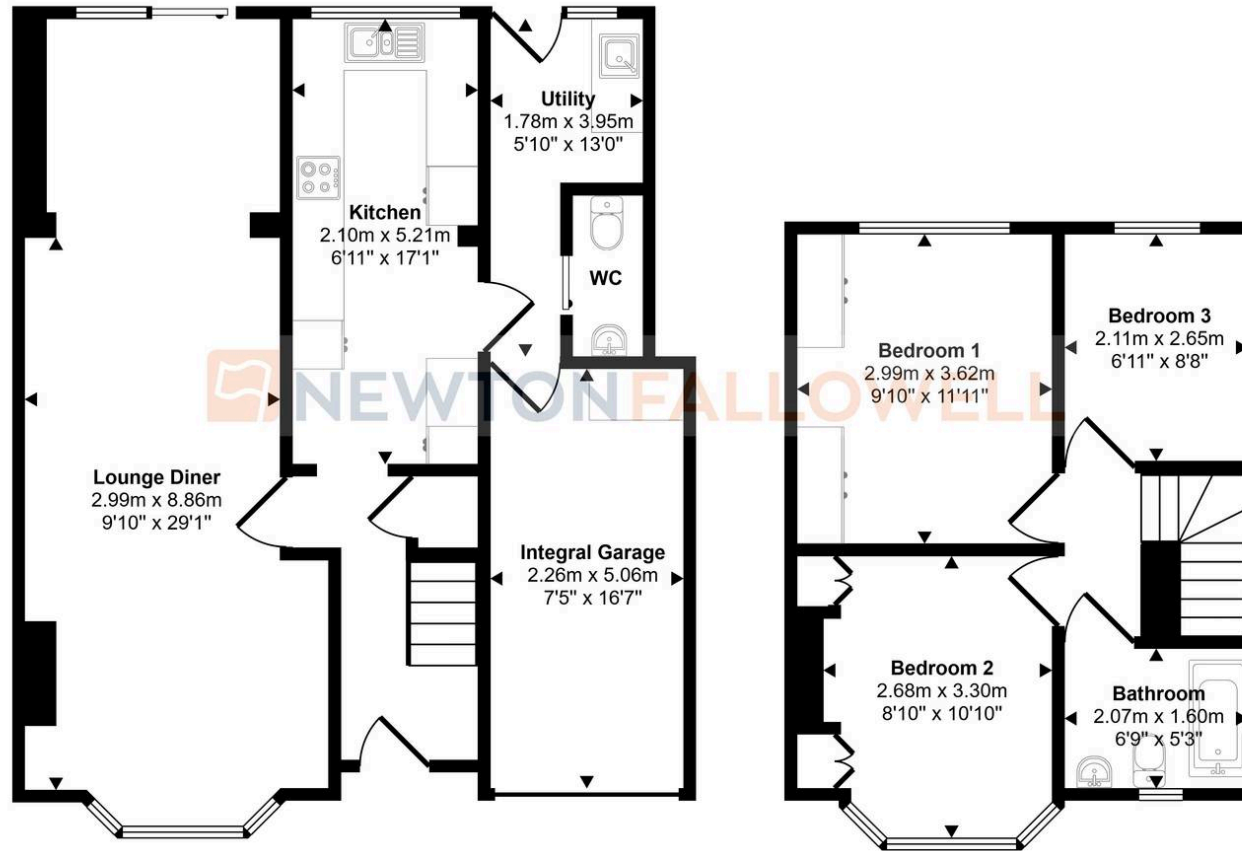
**Family Bathroom**

6' 9" x 5' 3" (2.07m x 1.60m)

**Integral Garage**



Approx Gross Internal Area  
103 sq m / 1106 sq ft



Ground Floor  
Approx 68 sq m / 729 sq ft

First Floor  
Approx 35 sq m / 377 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

## Newton Fallowell - Peterborough

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