

for sale

£240,000



## Penrith Grove Peterborough PE4 7FQ

Well-presented three-bedroom semi-detached home with spacious driveway, garage, and low-maintenance front garden. Located in a quiet residential area close to local amenities and transport links. Ideal for families or first-time buyers.



# Penrith Grove Peterborough PE4 7FQ

## Entrance

Half glazed UPVC door into the entrance area with doors into cloakroom and lounge.

## Cloakroom

Comprising of a two piece suite to include a wash hand basin and WC. UPVC double glazed window to the front

## Lounge

15' 1" into staircase x 13' 5" max ( 4.60m into staircase x 4.09m max )

Radiator, staircase to the first floor landing, UPVC double glazed window to the front and double doors into the kitchen/diner.

## Kitchen/ Diner

15' x 8' 7" ( 4.57m x 2.62m )

Comprising a range of matching wall and base level units with worktops, tiled splashbacks and a single drainer sink with mixer tap over. Built in oven, grill and four ring hob with extractor over. Space for washing machine and dishwasher. Area for dining table, radiator, UPVC double glazed window to the rear, sliding patio doors into the rear garden and a half glazed UPVC door to the side.

## First Floor Landing

With doors leading to the bedrooms, airing cupboard and bathroom.



### **Bedroom One**

10' 10" front of wardrobe x 8' 8" ( 3.30m front of wardrobe x 2.64m )

Radiator and UPVC double glazed window to the front.

### **Bedroom Two**

9' 5" x 8' 9" ( 2.87m x 2.67m )

Radiator and UPVC double glazed window to the rear.

### **Bedroom Three**

6' 5" x 6' 2" ( 1.96m x 1.88m )

Radiator and UPVC double glazed window to the front.

### **Bathroom**

Comprising of a three piece suite to include a wash hand basin, bath with shower over and a WC. UPVC double glazed window to the rear.

### **Outside**

To the front of the property the garden is graveled with a path leading to the front door, with storm canopy porch. A driveway provides off road parking which in turn leads to the garage. Gated access to the rear garden.

The rear garden is enclosed and laid to artificial lawn with paving surround and two timber built sheds.

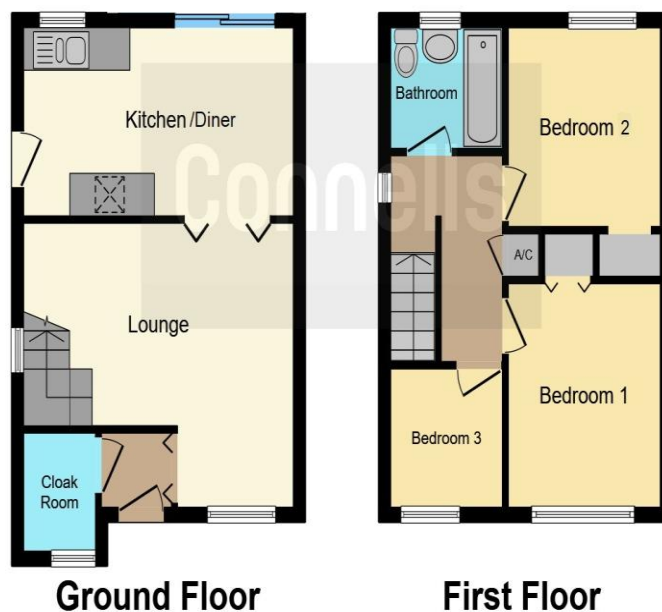
### **Garage**

Fitted with an up and over door and courtesy door to the side into the rear garden.

### **Agents Note**

The images provided are of the property when it was vacant, it is now tenanted and there may be some changes.





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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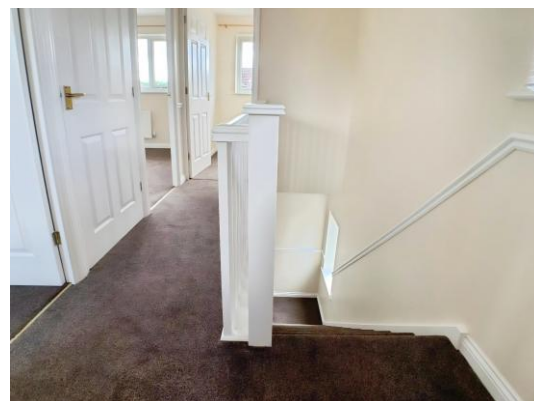
Unit 6 Staniland Way Werrington  
 PETERBOROUGH PE4 6NA

Property Ref: WRN305776 - 0003

Tenure: Freehold EPC Rating: C

Council Tax Band: B

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