



9 Mansfield Court, Peterborough

In Excess of £190,000

 **NEWTON FALLOWELL**

9 Mansfield Court

Peterborough

This well-presented MID-TERRACED HOUSE offers TWO BEDROOMS, lounge, kitchen diner with GARAGE AND GARDEN all whilst being sold with NO ONWARD CHAIN and is situated in a cul-de-sac location making it ideal for first time buyers and investors. Upon entering the home you will find the welcoming entrance hall that leads directly into the bright lounge, featuring ample space for relaxation with a large window overlooking the frontage, the kitchen diner is situated to the rear of the property, is fitted with a range of contemporary wall and base units and generous countertop space with further space for dining as well as a brand new patio door granting access to the rear garden. Upstairs, the property comprises two well-proportioned bedrooms, with the main bedroom benefiting from built-in storage, accompanied by the family bathroom boasting neutral décor with a newly fitted three-piece white suite, including a panelled bath with shower over, wash basin, and WC. The home is fitted with brand new upvc windows, a new combi boiler in the kitchen and new carpets throughout. The property also benefits from a single garage and there is additional on-street parking available for residents and visitors with the low laid front garden having the potential for further parking, whilst being located nearby school, local amenities and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





Entrance Hall

New flooring and new stair carpet. Good size entrance hall with recessed area suitable for coats and shoes. Radiator. Extra high ceiling ideal

Lounge

12' 8" x 10' 9" (3.86m x 3.28m)

New carpet Vertical blinds with replacement grey slats Large carpeted storage cupboard

Kitchen

14' 0" x 7' 4" (4.26m x 2.24m)

Patio door to rear leading to newly laid decking area Brand new combi boiler

Landing

New carpets Intercom and an system linked to front door.

Bedroom 1

10' 8" x 9' 1" (3.24m x 2.76m)

New carpets, vertical blinds with replacement slats and deep large storage cupboard

Bedroom 2

11' 1" x 7' 7" (3.37m x 2.32m)

Double Bedroom hosting newly laid carpet

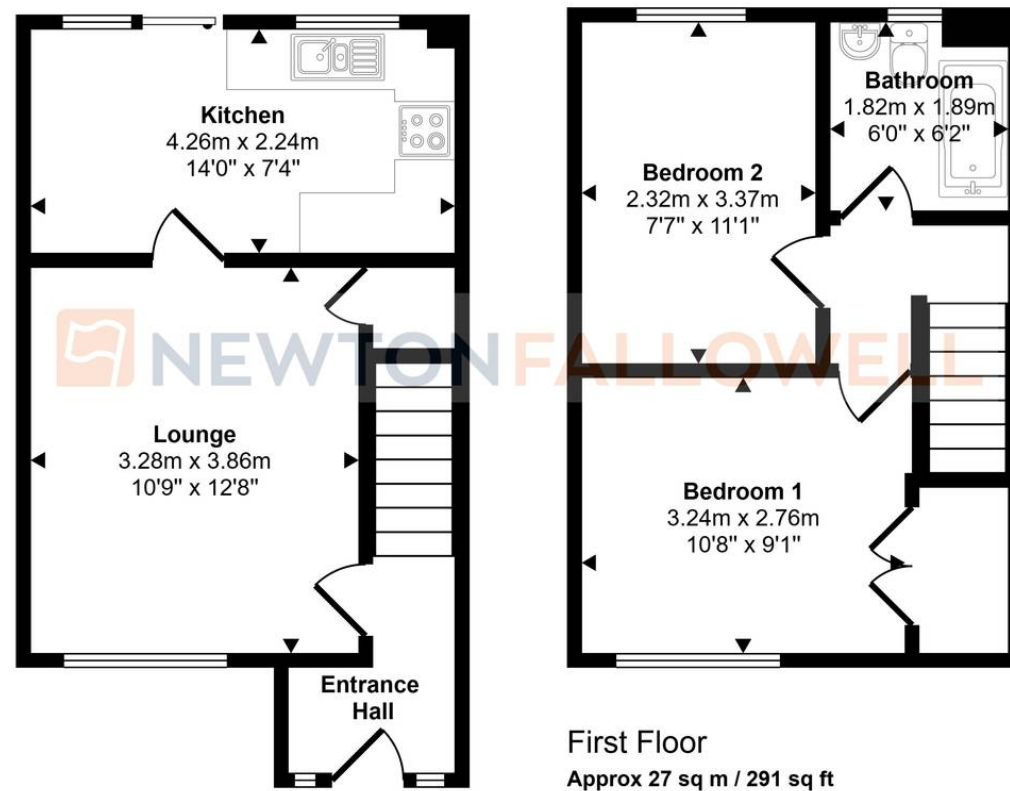
Bathroom

6' 2" x 6' 0" (1.89m x 1.82m)

Recently re-fitted bathroom with a shower over bath as well as new vinyl flooring window to rear aspect .



Approx Gross Internal Area
56 sq m / 598 sq ft



Ground Floor
Approx 29 sq m / 308 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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