



22 Queens Walk, Peterborough

Guide Price £240,000 - £250,000

 **NEWTON FALLOWELL**

22 Queens Walk

Peterborough

This deceptively spacious semi-detached home is SITUATED WITHIN THE HEART OF PETERBOROUGH within walking distance of the city centre and train station, benefiting from THREE BEDROOMS and TWO RECEPTION ROOMS, in addition to a GARAGE and driveway parking. The accommodation comprises of an entrance hall accessible from the side aspect, two reception rooms in the form of the lounge and dining room, with the spacious kitchen diner located to the rear, whilst three bedrooms are separated by the first floor landing alongside the family bathroom, with two of the bedrooms benefiting from useful built-in storage. Outside there is driveway parking to the side aspect, with side gated access leading to the garage and private rear garden, with an outside WC and store room accessible from the garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:





Entrance Hall

Lounge

11' 2" x 11' 8" (3.40m x 3.56m)

Dining Room

12' 0" x 12' 0" (3.67m x 3.67m)

Kitchen Diner

17' 7" x 8' 10" (5.37m x 2.70m)

Landing

Bedroom One

11' 7" x 11' 10" (3.53m x 3.61m)

Bedroom Two

12' 1" x 7' 9" (3.69m x 2.36m)

Bedroom Three

10' 4" x 7' 9" (3.15m x 2.36m)

Family Bathroom

7' 3" x 4' 5" (2.20m x 1.35m)

Outside WC

Store Room

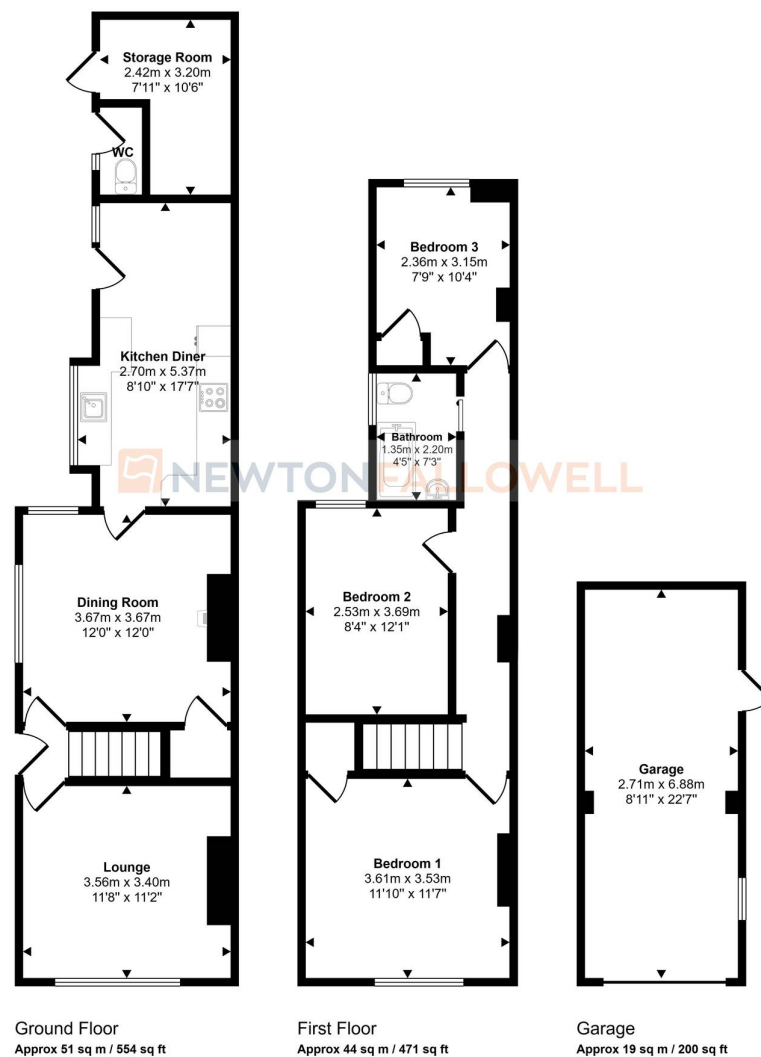
10' 6" x 7' 11" (3.20m x 2.42m)

Garage

22' 7" x 8' 11" (6.88m x 2.71m)



Approx Gross Internal Area
114 sq m / 1225 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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