



18 Salisbury Road, Peterborough

In Excess of £260,000

 **NEWTON FALLOWELL**

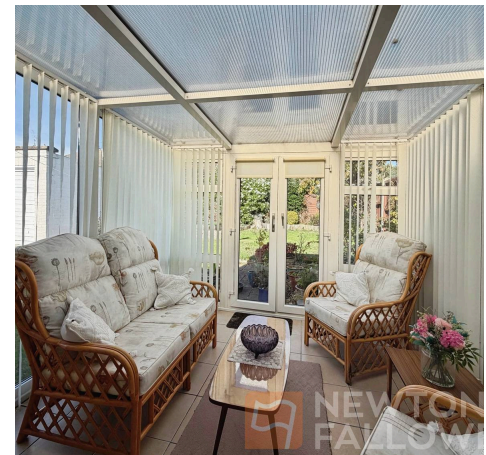
## 18 Salisbury Road

Werrington Village, Peterborough

This well-presented semi-detached bungalow offers spacious and versatile accommodation, featuring TWO BEDROOMS, TWO RECEPTION ROOMS, a contemporary kitchen, a well presented shower room, DRIVEWAY PARKING FOR MULTIPLE VEHICLES & A GARAGE all whilst being sold with NO ONWARD CHAIN. Upon entering the property, you are greeted by a welcoming hallway that provides access to all principal rooms, the lounge diner offers spacious seating and dining space with a mantle fireplace and benefits from the connected conservatory being flexible in it's use and offers an outlook of the rear garden, the kitchen is fitted with a range of storage cabinets and work surfaces, with space and plumbing for free standing appliances and offers side door access outside. Both bedrooms are offer comfortable living space, both offering built-in storage options, and are accompanied by the well presented shower room comprising of a WC, wash basin and walk in shower. The property boasts a brand new boiler which has been recently installed into the airing cupboard in bedroom two. Outside you will find the rear garden which comprises of lawn and patio seating space as well as hosting the garage, to the front the bungalow offers driveway parking for multiple vehicles which leads up to the garage as well as a front garden.

Council Tax band: B

Tenure: Freehold





**Entrance Hall**

**Lounge/diner**

14' 6" x 11' 0" (4.43m x 3.36m)

**Kitchen**

10' 0" x 8' 6" (3.05m x 2.60m)

**Conservatory**

9' 4" x 9' 0" (2.85m x 2.74m)

**Bedroom 1**

11' 6" x 11' 0" (3.51m x 3.36m)

**Bedroom 2**

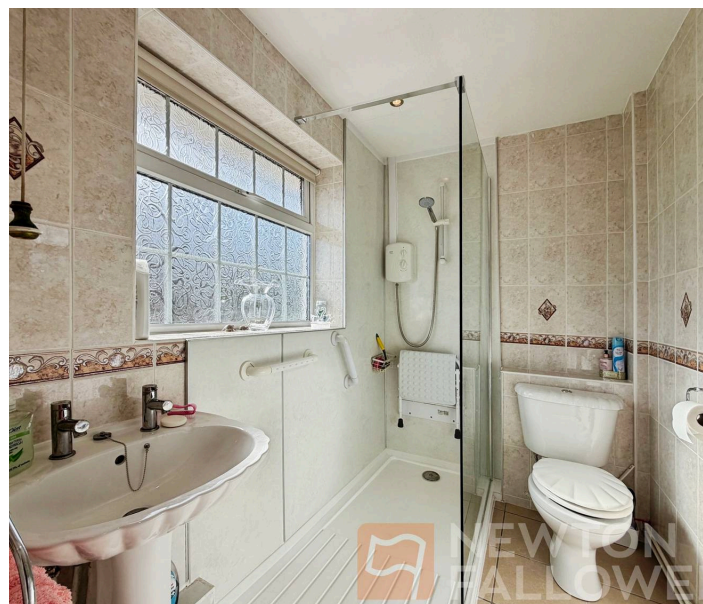
10' 0" x 9' 6" (3.05m x 2.90m)

**Shower room**

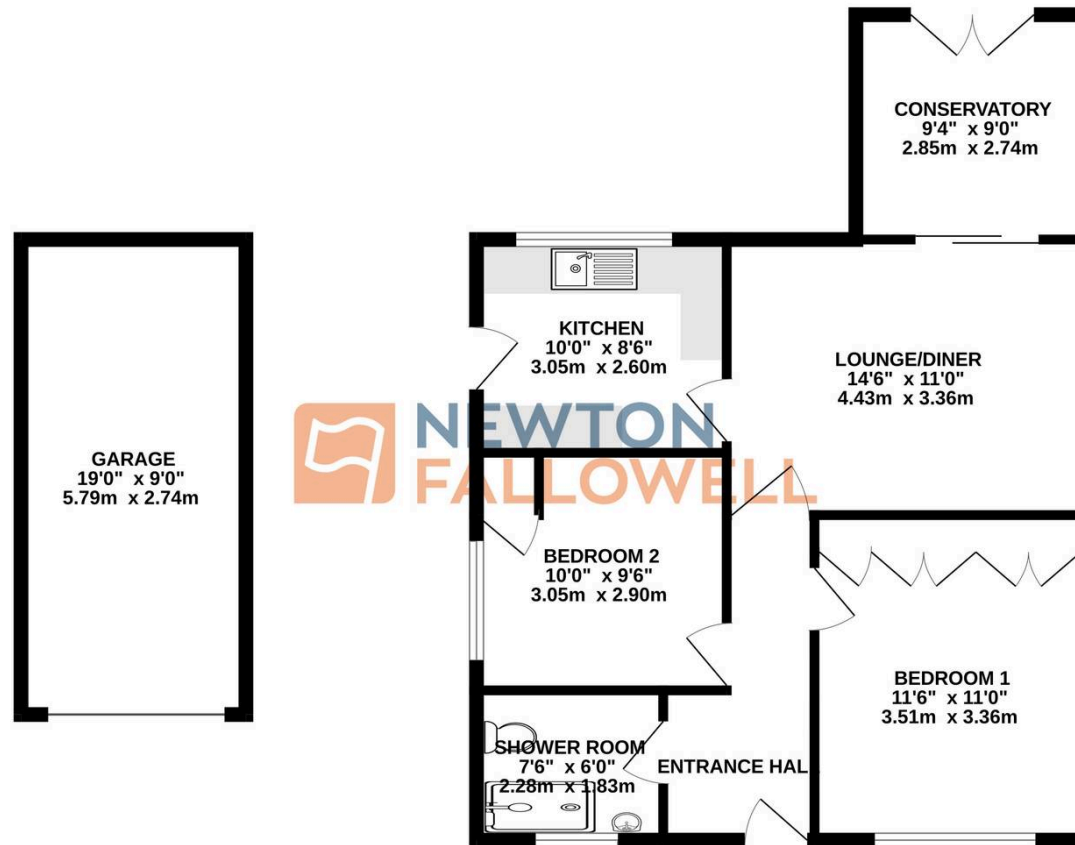
7' 6" x 6' 0" (2.28m x 1.83m)

**Garage**

19' 0" x 9' 0" (5.79m x 2.74m)



GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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