Peterborough
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7 Office Village, Cygnet Park, Peterborough, PE7 8GX

Mayors Walk, West Town, Peterborough, PE3 6EY
Price £230,000
Freehold

CLOSE TO LOCAL AMENITIES *WALKING DISTANCE TO CITY CENTRE & TRAIN STATION* *RE-FTTED KITCHEN* *RE-FITTED DOWNSTAIRS SHOWER ROOM* *RE-FITTED UPSTAIRS SHOWER ROOM* *RE-DECORATED THROUGHOUT* *NO CHAIN*

Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular location of West Town. The property is close to local amenities and is walking distance to city centre and train station and has recently been renovated to include a new combi boiler, new UPVC windows, Re-Fitted Kitchen, Re-Fitted Shower Rooms and Re-decorated throughout including new flooring.

Viewings are highly recommend to appreciate the work on this property.

No Chain.

EPC: C

Porch
UPVC obscure double glazed window, vinyl flooring, open to:

Entrance Hall
Radiator, vinyl flooring, smoke detector, door to:

Lounge
13'1" x 7'9" max into bay (3.99m x 2.36m max into bay)
UPVC double glazed window, double radiator, fitted carpet, smoke detector.

Inner Hallway
Vinyl flooring, stairs, door to:

Dining Room
11'10" x 11'11" (3.60m x 3.63m)
UPVC double glazed window, double radiator, fitted carpet, telephone point, TV point, smoke detector, under-stairs storage cupboard with electric meter and fuse box, door to:

Kitchen
14'7" x 7'8" max (4.45m x 2.34m max)
Re-Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, wall mounted combination boiler, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in 4 ring electric hob with extractor hood over, uPVC double glazed windows, double radiator, uPVC double glazed door to side, door to:

Shower Room
Re-Fitted with three piece suite comprising corner shower cubicle with fitted shower over, pedestal wash hand basin and close coupled WC, three uPVC obscure double glazed windows, double radiator, vinyl flooring.

Stairs and Landing
Radiator, fitted carpet, smoke detector, door to:

Bedroom 1
10'10" x 11'9" (3.30m x 3.58m)
UPVC double glazed window, double radiator, fitted carpet, TV point, over-stairs storage cupboard, smoke detector.

Bedroom 2
11'8" x 8'8" (3.56m x 2.64m)
UPVC double glazed window, double radiator, fitted carpet, TV point, smoke detector.

Bedroom 3
8'5" x 7'7" (2.57m x 2.31m)
UPVC double glazed window, radiator, fitted carpet, TV point, smoke detector.

Shower Room
Re-Fitted with three piece suite comprising shower cubicle with Triton electric shower over, wash hand basin with cupboard under and close coupled WC, uPVC obscure double glazed window, heated towel rail, vinyl flooring.

Outside
The rear garden has a patio area, lawn area, gravel areas, gated side access.

Offer Procedure and Mortgage Assistance
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.
Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.
If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.
With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?
Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.
For further details, please call our office on 01733 560650.
Your home may be repossessed if you do not keep up repayments on your mortgage.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.