



Chapman Avenue, Peterborough

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Entrance Hall

Three storage cupboards, stairs to first floor, carpet and door to garage.

Downstairs WC

Wash hand basin, WC, tiled splashbacks and radiator.

Kitchen/Diner

Two skylights, island, patio door to rear, integrated fridge/freezer, dishwasher and oven, gas hob, high and low level storage with worktops over, tiled flooring, spotlights and radiator.

First Floor

Lounge

Two windows to front, carpet and two radiators.

Bedroom One

Window to the rear, carpet, radiator and built in wardrobe.

En-Suite

Window to rear, double shower cubicle, wash hand basin, WC, spotlights, heated towel rail and tiled walls.

Second Floor

Bedroom Two

Window to the rear, radiator and carpet.

Bedroom Three

Window to front, radiator and carpet.

Bedroom Four

Window to the rear, carpet and radiator.

Bathroom

Double shower cubicle, bath, window to rear, tiled splashbacks, spotlights, wash hand basin and WC.

Outside

Integral Garage

Rear Garden

Astro turf and patio area.

Front

Driveway.







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This attractive four-bedroom mid-terraced home offers versatile accommodation over three well-designed floors, ideal for modern family living. The ground floor features a central hallway, integral garage, cloakroom and a spacious rear kitchen/dining room with direct access to a generous, low-maintenance garden. The first floor offers a bright living room and a principal bedroom with en-suite. The second floor provides three further well-proportioned bedrooms and a modern family bathroom. Outside, there is a large rear garden and driveway parking to the front, combining practicality with a popular residential setting.

Guide Price

£375,000

EPC Rating: B

Council Tax Band: D

Tenure: Freehold

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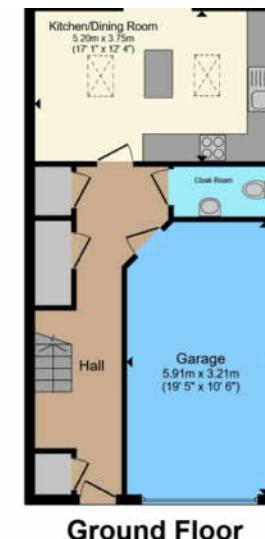
To view this property please contact us on

01733 314 775

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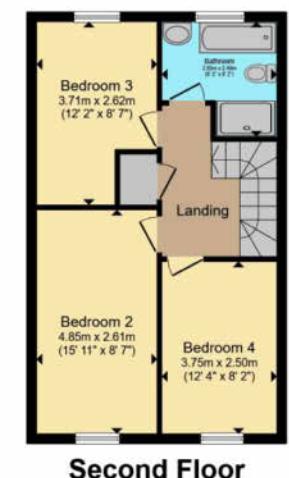
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Ground Floor



First Floor



Second Floor

Total floor area 147.2 m² (1,585 sq.ft.) approx

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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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