



## 64 Martinsbridge Peterborough PE1 4YD

Guide price £155,000



\*\*Guide Price\*\* £155,000 - £160,000

Offered for sale with NO FORWARD CHAIN is this modern terraced house located in Parnwell, within easy reach of local amenities, City Centre and road links. Accommodation offers kitchen, lounge diner, two bedrooms, bathroom, garden to rear and parking space. \*\*\* IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



## ENTRANCE HALL

Radiator, tiled flooring, space for fridge/freezer, open plan to:

## KITCHEN

2.95m (9'8") x 2.03m (6'8")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, built-in fan assisted oven, built-in four ring gas hob, window to front, tiled flooring.

## LIVING ROOM

5.24m (17'2") x 3.78m (12'5")

Radiator, wooden laminate flooring, telephone point, TV point, coving to textured ceiling, stairs, patio door.

## FIRST FLOOR LANDING

Fitted carpet, loft hatch, door to Storage cupboard, door to:

## BATHROOM

Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to front, radiator, vinyl flooring.

## BEDROOM ONE

3.76m (12'4") x 3.40m (11'2")

Window to rear, radiator, fitted carpet, telephone point.

## BEDROOM TWO

4.04m (13'3") max x 1.83m (6')

Window to front, radiator, fitted carpet.

## OUTSIDE

Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn and gated to rear.

## Area Map



## Floor Plans



## Energy Efficiency Graph

