

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



Memorial Way, Central, Peterborough, PE3 6GX

Price £365,000
Freehold

CLOSE TO LOCAL AMENITIES* *WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION* *NO CHAIN

Regal Park are pleased to offer this well presented 3 Bedroom Detached Family Home. The property is situated to the rear of Peterborough City Care Centre and is within walking distance to city centre and train station. The property comprises; Entrance Hall, Cloakroom, Kitchen/Dining Room, Lounge. The first floor has Bedroom 2 with built in wardrobes and En-suite and Bedroom 3 with built in wardrobes and En-Suite. The top floor has the Master Bedroom with built in wardrobes and En-Suite.

There is a Driveway to the side providing off road parking and enclosed rear garden.

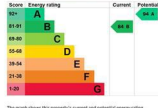
Viewings Highly Recommended.
No Chain.

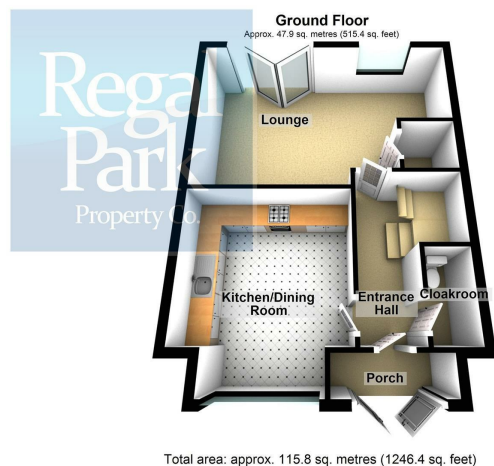
EPC: B

Energy rating and score

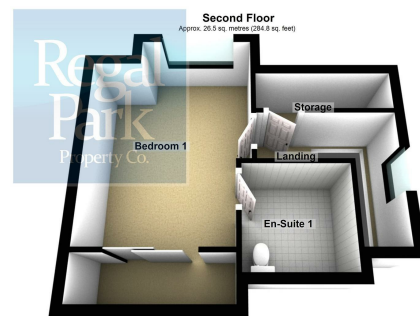
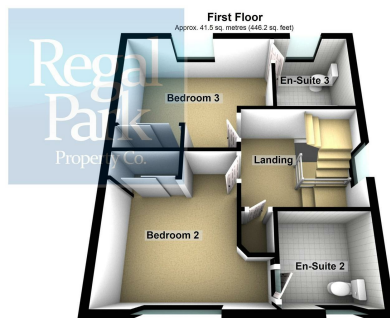
This property's energy rating is B. How the potential to be A.

See how to improve this property's energy efficiency.





Total area: approx. 115.8 sq. metres (1246.4 sq. feet)



Porch

Entrance Hallway

Cloakroom

Kitchen/Dining Room

12'7" x 11'9" max (3.84m x 3.58m max)

Lounge

12'8" x 19'9" max (3.86m x 6.02m max)

First Floor and Landing

Bedroom 2

13'11" x 10'3" max (4.24m x 3.12m max)

En-Suite 2

Bedroom 3

11'0" x 12'11" max (3.35m x 3.94m max)

En-Suite 3

Second Floor and Landing

Bedroom 1

13'10" x 9'10" max (4.22m x 3.00m max)

Em-Suite 1

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.