Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk
7 Office Village, Cygnet Park, Peterborough, PE7 8GX

Northfield Road, Central, Peterborough, PE1 3QE
Price £300,000
Freehold

EXTENDED SEMI DETACHED HOUSE *DINING ROOM* *EXTENDED LOUNGE* *NO CHAIN*

Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular Central location of Northfield Road. The property has been extended and comprises of: Entrance Hall, Dining Room, Lounge, Kitchen/Breakfast Room. Upstairs there are 3 Bedrooms and a Shower Room, separate WC.

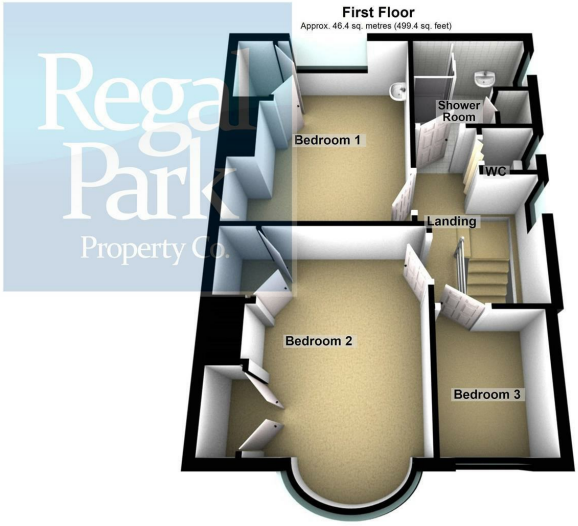
There is a Driveway, Car Port and Single Garage and enclosed good size rear garden.

Viewings Highly Recommended.

No Chain.

EPC: D

APPROVED CODE
TRADINGSTANDARDS.GOV.UK
The Property Ombudsman



Entrance Hall
UPVC obscure double glazed window to side, radiator, laminate flooring, under-stairs storage cupboard, under-stairs WC, stairs, door to:

Dining Room
13'1" x 12'0" (4.00m x 3.65m)
UPVC double glazed bow window to front, double radiator, fitted carpet.

Lounge
21'11" x 12'0" (6.68m x 3.66m)
UPVC double glazed window to rear, two double radiators, fitted carpet.

Kitchen/Breakfast Room
17'9" x 7'10" max (5.41m x 2.39m max)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge and dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, built-in microwave, uPVC double glazed window to rear, two uPVC double glazed windows to side, radiator, vinyl flooring, uPVC double glazed obscure door to side.

Stairs and Landing
UPVC obscure double glazed window to side, fitted carpet, door to:

Bedroom 1
13'1" x 11'3" max (3.99m x 3.43m max)
UPVC double glazed window to rear, built in wardrobes, radiator, fitted carpet, wash hand basin.

Bedroom 2
13'3" x 10'11" (4.04m x 3.33m)
UPVC double glazed bow window to front, built in wardrobes, radiator, fitted carpet.

Bedroom 3
7'10" x 7'0" (2.39m x 2.13m)
UPVC double glazed window to front, laminate flooring.

Shower Room
Fitted with two piece suite with comprising, tiled shower cubicle with fitted shower over and wash hand basin with cupboards under, fully tiled walls, uPVC obscure double glazed window to side, cupboard housing wall mounted boiler, heated towel rail, tiled flooring.

WC
UPVC obscure double glazed window to side, fitted with WC, fully tiled walls, tiled flooring.

Outside
There is a Driveway to the side providing off road parking, leading to gated access to car port with Single Garage.
The rear garden has a patio area, lawn, mature flowers and trees, two timber sheds.

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.