

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



Crabtree, Paston, Peterborough, PE4 7EL

Price £160,000

Freehold

IDEAL FIRST TIME OR INVESTMENT PURCHASE* *BEDROOM 4/STUDY* *NO CHAIN

Regal Park are pleased to offer this well presented 3/4 Bedroom End Terrace House in the popular location of Paston. The property is situated close to local amenities and is within easy access to A15/A16/A47.

This would make an ideal first time purchase. The property comprises; Entrance Hall, Study/Bedroom 4, Cloakroom, Lounge, Kitchen/Dining Room. The first floor has 3 Bedrooms, Bathroom and Cloakroom.

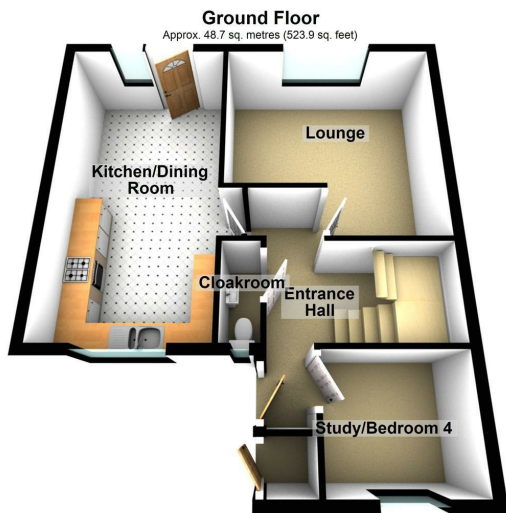
There is an enclosed rear garden.

Viewings Highly Recommended.

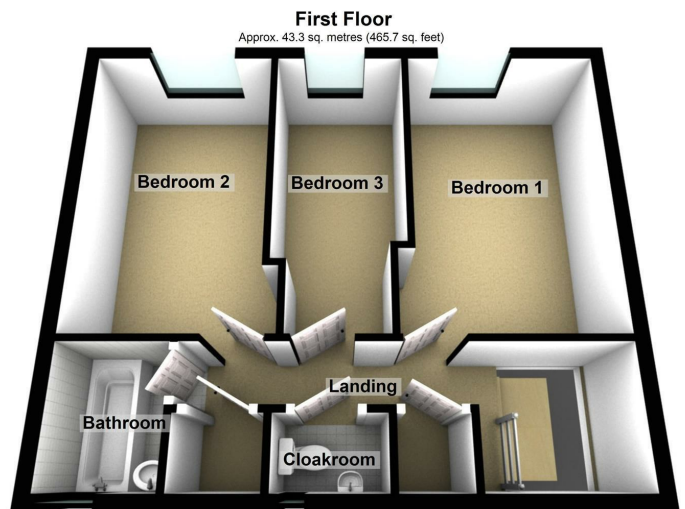
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EPC: C





Total area: approx. 91.9 sq. metres (989.6 sq. feet)



Entrance Hall

Double radiator, stairs, door to:

Study/Bedroom 4

7'0" x 7'2" (2.13m x 2.18m)

UPVC double glazed window to front, wall mounted electric heater, fitted carpet.

Cloakroom

UPVC obscure double glazed window, fitted with two piece suite comprising, wash hand basin and close coupled WC, vinyl flooring.

Kitchen/Dining Room

19'5" x 9'9" max (5.92m x 2.97m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, wall mounted concealed boiler, plumbing for washing machine, space for fridge/freezer and cooker, uPVC double glazed window to front, uPVC double glazed window to rear, double radiator, vinyl flooring in kitchen area, tiled flooring in dining area, uPVC double glazed doors to garden.

Lounge

13'3" x 13'0" max (4.04m x 3.96m max)

UPVC double glazed window, double radiator, fitted carpet, telephone point, TV point.

Landing

Fitted carpet, two storage cupboards, door to:

Bedroom 1

13'5" x 8'10" max (4.09m x 2.69m max)

UPVC double glazed window, radiator, fitted carpet.

Bedroom 2

13'4" x 8'2" max (4.06m x 2.49m max)

UPVC double glazed window, radiator, fitted carpet.

Bedroom 3

13'4" x 5'10" max (4.06m x 1.78m max)

UPVC double glazed window, radiator, fitted carpet.

Bathroom

Fitted with two piece suite comprising deep panelled bath with electric shower over and pedestal wash hand basin, fully tiled walls, uPVC obscure double glazed window, vinyl flooring.

Cloakroom

Fitted with two piece suite comprising, wash hand basin with cupboard under and close coupled WC, vinyl flooring, UPVC obscure double glazed window.

Outside

There is communal parking.

The rear garden has a patio area, lawn area, gated rear 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.