

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.

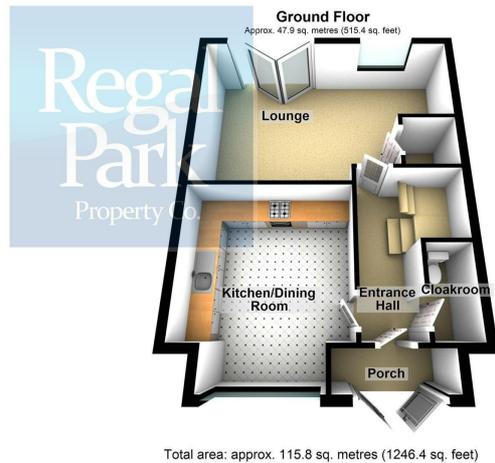
There is a Driveway to the side providing off road parking and enclosed rear garden.

Viewings Highly Recommended.

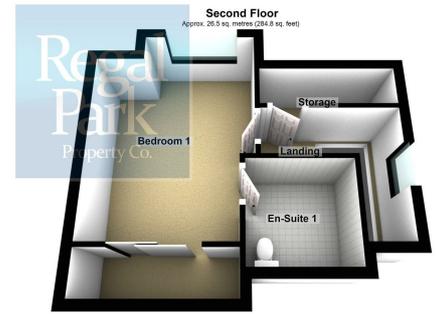
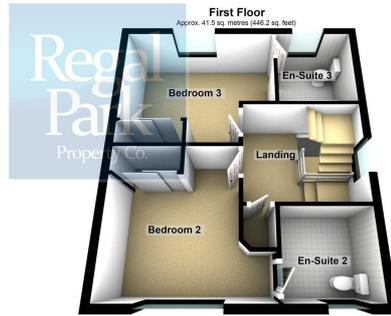
No Chain.

EPC: B





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