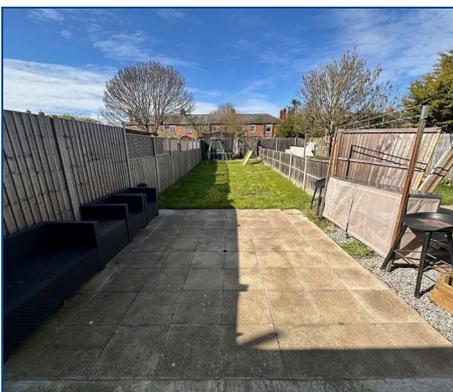


Peterborough
Telephone: 01733 560 650
Email: Lettings@RegalPark.co.uk
RegalPark.co.uk

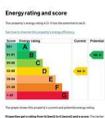
7 Office Village, Cygnet Park, Peterborough, PE7 8GX



Montagu Road, Walton, Peterborough, PE4 6EE
£995 Per month

CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A47/A15/A16
Regal Park are pleased to offer this well presented 2 Bedroom Terrace House in the popular location of Walton. The property is situated close to local amenities and is within easy access to A47/A15/A16 and comprises; Entrance Hall, Lounge, Kitchen/Dining Room, Cloakroom, 2 Bedrooms and a Bathroom. There is an enclosed rear garden. Viewings Highly Recommended.

EPC: D





Ground Floor
Approx. 31.4 sq. metres (338.5 sq. feet)



First Floor
Approx. 26.5 sq. metres (285.6 sq. feet)

Total area: approx. 58.0 sq. metres (624.1 sq. feet)

Entrance Hall

Matwell, stairs, door to:

Lounge

10'1" x 12'1" (3.07m x 3.68m)

UPVC double glazed bay window to front, under-stairs double radiator, laminate flooring, open plan to:

Kitchen/Dining Room

10'1" x 15'2" (3.08m x 4.63m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for dishwasher, space for fridge/freezer, fitted electric oven with built in four ring electric hob, UPVC double glazed window to rear, vertical radiator, laminate flooring, uPVC double glazed door to garden, door to:

Cloakroom

Fitted with WC, wash hand basin, two UPVC obscure double glazed windows to side, heated towel rail, vinyl flooring.

Stairs and Landing

Radiator, fitted carpet, door to:

Bedroom 1

10'1" x 12'1" (3.07m x 3.68m)

UPVC double glazed window to front, double radiator, fitted carpet, over-stairs storage cupboard.

Bedroom 2

10'1" x 8'8" (3.08m x 2.65m)

UPVC double glazed window to rear, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, uPVC obscure double glazed window to rear, heated towel rail, vinyl flooring.

Outside

The rear garden has a patio area, lawn area, outside tap, shared gated access to side.