

62 Wycliffe Grove, Peterborough, Cambridgeshire, PE4 5DE

Offers In The Region Of £245,000

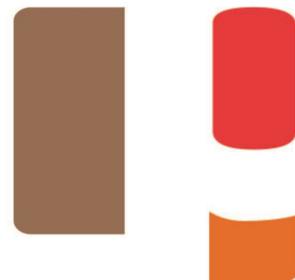
Welcome to this charming semi-detached house located on Wycliffe Grove in the vibrant city of Peterborough. This delightful property boasts three bedrooms, making it an ideal home for families or those seeking extra space. The house features a modern bathroom, ensuring comfort and convenience for all residents.

One of the standout features of this property is its driveway, providing parking, along with a garage for additional storage or parking needs. The absence of a chain means that you can move in without delay, making this an attractive option for those eager to settle into their new home.

Situated within the catchment area for the highly regarded Arthur Mellows school, this property is perfect for families looking for quality education options nearby. The surrounding neighbourhood offers a friendly community atmosphere, with local amenities and parks just a short distance away.

This semi-detached house on Wycliffe Grove presents a wonderful opportunity to create lasting memories in a comfortable and welcoming environment. Don't miss your chance to view this lovely home and experience all that it has to offer.





Entrance Porch

3'09 x 3'02 (1.14m x 0.97m)

Upvc door to the front, Upvc window to the side, storage cupboard, door leading to the lounge, carpet flooring.

Lounge

14'11 x 13'11 (4.55m x 4.24m)

Laminate flooring, radiator, stairs to first floor, Upvc door to the rear leading into the garden.

Kitchen

14'08 x 9'02 (4.47m x 2.79m)

The kitchen is fitted with a matching range of base and eye level units with fitted worktops, splashback tiles behind. There is a fitted stainless steel sink drainer, space for a dishwasher, washing machine, built in oven with hob, built in extractor hood, fridge freezer, tiled flooring, radiator, UPVC double glazed window to the front and rear, door leading to the garden.

Landing

8'10 x 4'00 (2.69m x 1.22m)

Carpet, radiator, doors to all rooms.

Bedroom 1

10'08 x 10'00 (3.25m x 3.05m)

Built in wardrobes, radiator, UPVC window to the front.

Bedroom 2

10'05 x 9'11 (3.18m x 3.02m)

Built in wardrobes, radiator, UPVC window to front.

Bedroom 3

7'09 x 6'06 (2.36m x 1.98m)

UPVC window to rear. radiator,

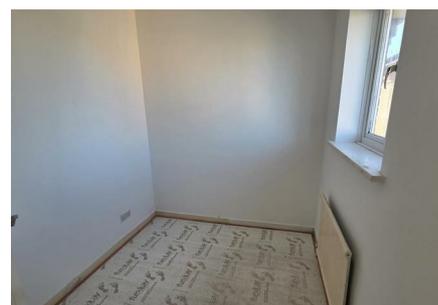
Bathroom

6'08 x 6'04 (2.03m x 1.93m)

Bath with overhead shower, WC, hand basin, radiator, airing cupboard, vinyl flooring.

Outside

The front is block paved, there is a driveway to the side leading to a single garage, access to rear garden via a side gate.



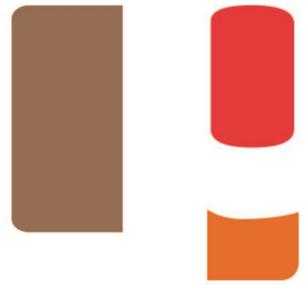
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Most energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B		85	(81-91) B
(69-80) C	69		(69-80) C
(54-68) D			(54-68) D
(39-53) E			(39-53) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC