

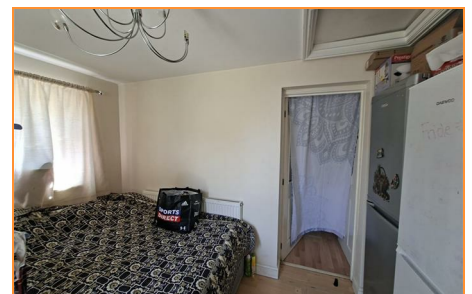
## 10 Mildmay Road, Peterborough, Cambridgeshire, PE4 6ET

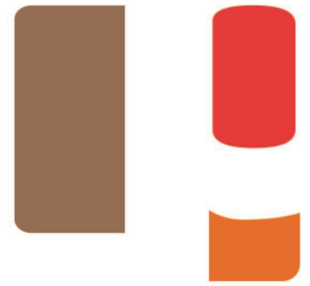
**£235,000**

Nestled on the charming Mildmay Road in Peterborough, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting layout features two spacious reception rooms, providing ample room for relaxation and entertaining guests.

The ground floor boasts a convenient downstairs w/c, ensuring practicality for everyday living. Upstairs, the family bathroom is thoughtfully designed to cater to all your needs. The property is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for families and professionals alike.

This home presents a wonderful opportunity to create lasting memories in a welcoming environment. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this lovely house your new home.





## Hallway

Upvc door to front, door to lounge, stairs to the first floor.

## Lounge

13'01 x 12'04 (3.99m x 3.76m)

Upvc window to front, laminate flooring, radiator, door to inner hallway

## Inner hallway

10'11 x 3'02 (3.33m x 0.97m)

## Dining Room

10'11 x 6'06 (3.33m x 1.98m)

Upvc window to side, laminate flooring, radiator, door to w/c

## W/C

8'01 x 3'04 (2.46m x 1.02m)

Upvc window to side, w/c sink

## Kitchen

10'10 x 6'00 (3.30m x 1.83m)

Upvc window to back, matching wall and kitchen units, sink, built in cooker, hob and extractor fan, plumbing for washing machine

## Back Room

11'01 x 8'06 (3.38m x 2.59m)

Upvc door to garden, laminated flooring, radiator,

## Bedroom 1

10'07 x 10'00 (3.23m x 3.05m)

Upvc window to front, carpets, radiator

## Bedroom 2

10'05 x 10'02 (3.18m x 3.10m)

Upvc window to back carpets, radiator

## Bedroom 3

7'10 x 6'07 (2.39m x 2.01m)

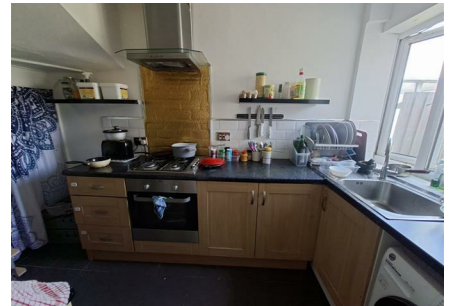
Upvc window to front, carpets, radiator

## Bathroom

8'00 x 6'00 (2.44m x 1.83m)

## Outside

Rear garden fully enclosed laid to lawn



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Cancel	Very environmentally friendly - lower CO <sub>2</sub> emissions	Cancel
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC