



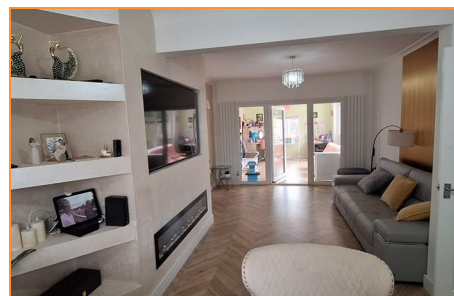
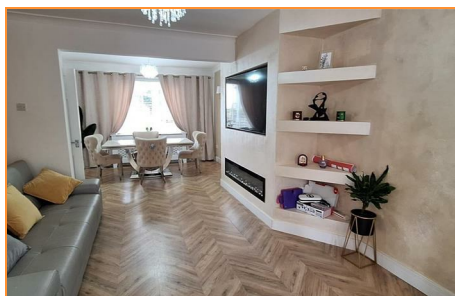
3 Almoners Lane, West Town, Peterborough, PE3 9EH

Offers Over £295,000

Offered for sale in immaculate decorative order, Extended Established 3 bedroom semi-Detached Home this three bedroom also offers 22ft Lounge/ Diner, refitted kitchen, Conservatory, downstairs wc, family bathroom, over 100ft rear garden, and off road parking to front.

The house retains its period charm while offering the potential for personalisation, making it a wonderful opportunity for those looking to create their dream home. The surrounding area is known for its friendly community and convenient access to local amenities, schools, and transport links, making it an ideal location for families and professionals alike.

This property is a true gem, combining the warmth of a classic home with the practicality of modern living. Don't miss the chance to make this charming house your new home.





Entrance Hall

13'6 x 8'4 (4.11m x 2.54m)

Upvc door to front, stairs to first floor, understairs cupboard, upvc window to side, laminated flooring, radiator, doors leading to Lounge/ diner, kitchen, wc

Downstairs wc

4'5 x 2'8 (1.35m x 0.81m)

Upvc window to front, fully tiled walls and floor, wc, sink, radiator

Lounge/Diner

22'11 x 11'8 (6.99m x 3.56m)

Upvc window to front, laminate flooring, designer wall radiators, lovely built in tv unit to house the tv, door leading to conservatory.

Conservatory

14'8 x 11'7 (4.47m x 3.53m)

Of brick and UPVC construction with French doors opening onto the rear patio. radiator, laminated flooring

Kitchen

8'7 x 8'4 (2.62m x 2.54m)

Comprising ample wall and base units, built in oven and hob, plumbing for washing machine , work surface, wall tiling, sink unit, Upvc door to side aspect and upvc window overlooking the rear garden.

Master Bedroom

12'3 x 11'8 (3.73m x 3.56m)

Upvc window to rear, carpet, radiator

Bedroom 2

11'9 x 9'9 (3.58m x 2.97m)

Upvc window to front, carpet, radiator

Bedroom 3

8'7 8'5 (2.62m 2.57m)

Upvc window to rear, carpet, radiator

Family Bathroom

8'2 x 5'6 (2.49m x 1.68m)

A modern suite comprising panelled bath with shower above, wash hand basin, low flush WC, wall tiling, heated towel rail and window to front.

Outside

Lean to at the side of the property leading to patio area going on to over 100fr rear garden mainly laid to lawn also 2 sheds



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
	B		
	C		
	D		
	E		
	F		
	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			