

ENTRANCE HALL

LIVING ROOM

KITCHEN DINER

SUN ROOM

SHOWER ROOM

BEDROOM 1

BEDROOM 2

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**Franklyn Crescent**  
Peterborough, PE1 5NE  
£258,000



## Franklyn Crescent Peterborough PE1 5NE

Tucked away in a peaceful cul-de-sac, this well-presented detached bungalow features two double bedrooms, a sun room, low-maintenance gardens, off-road parking, and is offered with no forward chain.

- DETACHED BUNGALOW WITH NO FORWARD CHAIN
- OFF ROAD PARKING TO THE FRONT AND SIDE
- TWO DOUBLE BEDROOMS
- SUN ROOM OFF THE KITCHEN
- MODERN KITCHEN AND SHOWER ROOM
- CUL-DE-SAC LOCATION
- EASY ACCESS TO SHOPS AND TRAVEL LINKS
- GOOD CONDITION THROUGHOUT
- LARGE REAR GARDEN WITH OUTBUILDING AND SHED
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING

Viewings: By appointment  
£258,000

### ENTRANCE HALL

Door to front, Karndean flooring, radiator, loft access, access to:

### LIVING ROOM

15'8" x 11'6"

UPVC double glazed window to front, Karndean flooring, radiator, electric feature fireplace.

### KITCHEN DINER

11'5" x 10'6"

UPVC double glazed window to side x2, uPVC double glazed window to rear, fitted kitchen with worktops, splashback tiles, matching range of base and eye level units, fitted 1 1/2 bowl stainless steel sink drainer, oven, space for appliances, radiator, access to sun room:

### SUN ROOM

11'4" x 10'5"

UPVC construction, double glazed window surround with single door to side and French doors to rear, laminate flooring, space for appliances with fitted worktop above, radiator.

### SHOWER ROOM

6'11" x 6'9"

Obscure uPVC double glazed window to rear, fitted three piece suite with WC, wash hand basin, shower cubicle, splashback guard surround, radiator.

### BEDROOM 1

11'6" x 11"

UPVC double glazed window to front, radiator, carpet, wardrobes.

### BEDROOM 2

11'5" x 9'6"

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

### OUTSIDE

The property benefits from off-road parking via a driveway running along the side of the home. The enclosed front garden is gravelled for easy maintenance, bordered by a low brick wall, and features a path leading to the front entrance and gated access to the rear garden.

The rear garden is private and not overlooked, designed for low maintenance with a mix of patio, gravel areas, and flowerbed borders. There is a concrete outbuilding with power and lighting – ideal for storage or use as a workshop – connected to the house by a useful timber lean-to. A separate timber shed provides additional storage.

### TENURE

Freehold.

### SERVICES

Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

### MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract.

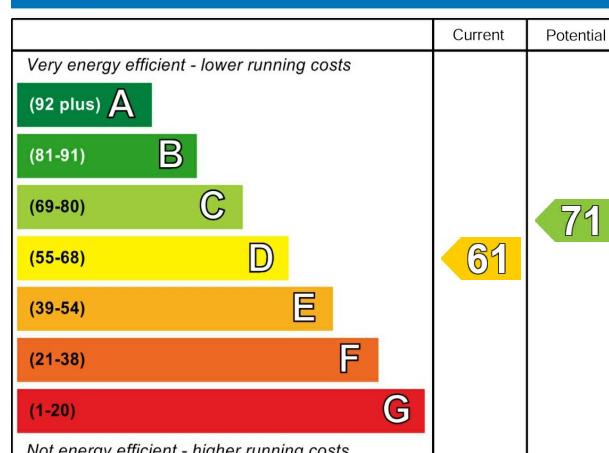
All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.

None of the appliances, services or equipment described or shown have been tested.

### INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

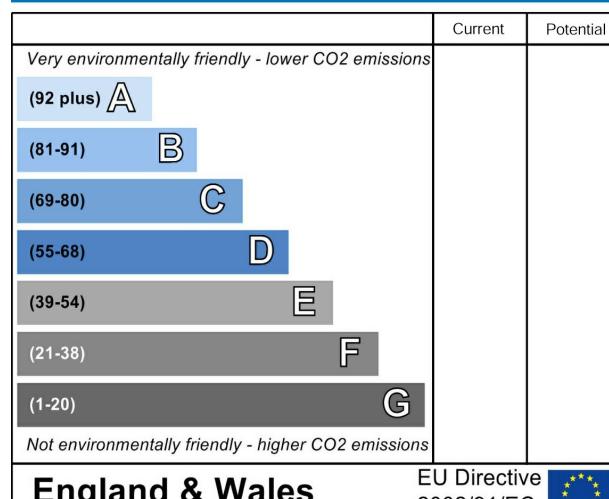
### Energy Efficiency Rating



EU Directive  
2002/91/EC

### England & Wales

### Environmental Impact (CO<sub>2</sub>) Rating



EU Directive  
2002/91/EC

### England & Wales