



34. Whitacre, Parnwell PE1 4SU  
Offers over £160,000

## Floor Plan



## Accommodation

Ideal for first time buyers or for an investment opportunity is this mid terraced home which benefits from having no upward chain, the property itself is situated in a popular residential area and close to local amenities with transport links nearby, and in brief the property comprises, front door into the hallway with access into the kitchen area, from the hallway door leads into a good size lounge/diner area, with stairs leading to the first floor, with window overlooking the rear garden and door leading into the rear garden itself. The kitchen comprises of a matching range of wall and floor level fitted units with worktop surfaces with tiled splash backs, with plumbing for a washing machine, with further space for a cooker and fridge/freezer. On the first floor leading to, two bedrooms and a three-piece family bathroom which comprises of, low level WC, pedestal wash hand basin, and a paneled bath with hand shower attachment, in addition there is a built-in airing cupboard. Outside, this mid terraced home is in a cul-de-sac position, with the front garden being open plan and laid mainly to lawn. The rear garden is also laid mainly to lawn with a paved patio area, with rear access leading to the communal off-road parking area.

Tenure: Freehold  
Tax Band: A

### Entrance Hall:

Lounge/Diner: 4.77m x 3.63m max (15'8" x 11'11")

Kitchen: 2.58m x 2.43m (8'5" x 8')

### First Floor & Landing:

Bedroom 1: 3.88m x 3.65m max (12'9" x 12')

Bedroom 2: 3.48m x 1.79m (11'5" x 5'10')

Family Bathroom:



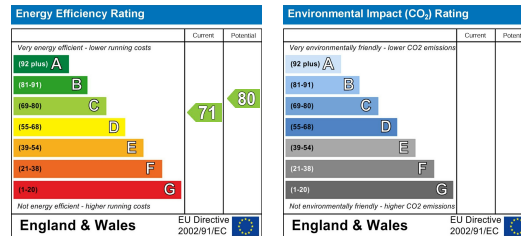
## Area Map



## Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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