



13 Cavendish Street

PE1 5EQ

£265,000



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Located within walking distance of the City Centre with local amenities nearby is this, well presented end terraced family home. Offering spacious accommodation set over three floors with the property benefitting from four bedrooms, two receptions rooms coupled with a large conservatory, and in brief the property comprises.

From the front into a decent size entrance hall with tiled flooring with stairs leading to the first floor and landing, from here, door leads into the living room with, benefitting from a PVCu double glazed bay window to the front, feature surround gas fire, and laminate flooring. Generous size dining room with double doors leading into the conservatory, useful understairs storage cupboard with further door leading into the kitchen. Modern feel kitchen with an ample range of wall and floor level units with worktop surfaces with tiled splashbacks, with an inset fitted sink unit, built in oven and fitted hob with extractor hood over, with space for fridge/freezer, and plumbing available for an automatic washing machine and dishwasher. Conservatory off the kitchen with double doors leading out into the rear garden, further door from here leads into the family bathroom comprising of a three piece suite and a two piece cloakroom.

On the first floor, separate doors provide access to three double bedrooms with further stairs leading to the second floor. On the second floor, separate doors leading to both bedroom and a two piece cloakroom.

Outside to the front, enclosed front garden with low level walling, to the side of the property there is access to a single garage with roller door and with power & light connected, separate double doors provide further parking and in turn leads to a courtyard garden.

Tenure: Freehold
Council Tax Band: B



Entrance Hall:

Living Room:

11'6" plus bay x 12'10" max (3.53m plus bay x 3.93m max)

Dining Room:

12'0" x 17'5" max (3.68m x 5.33m max)

Kitchen:

10'5" x 8'3" (3.18m x 2.53m)

Conservatory:

14'1" x 8'11" (4.31m x 2.73m)

Downstairs Family Bathroom:

First Floor & Landing:

Bedroom 1:

11'7" max x 16'6" max (3.54m max x 5.04m max)

Bedroom 2:

9'2" x 14'9" (2.80m x 4.50m)

Bedroom 3:

10'0" x 8'5" (3.05m x 2.57m)

Second Floor & Landing:

Bedroom 4:

11'0" x plus eves x 12'11" (3.37m x plus eves x 3.96m)

Garage:

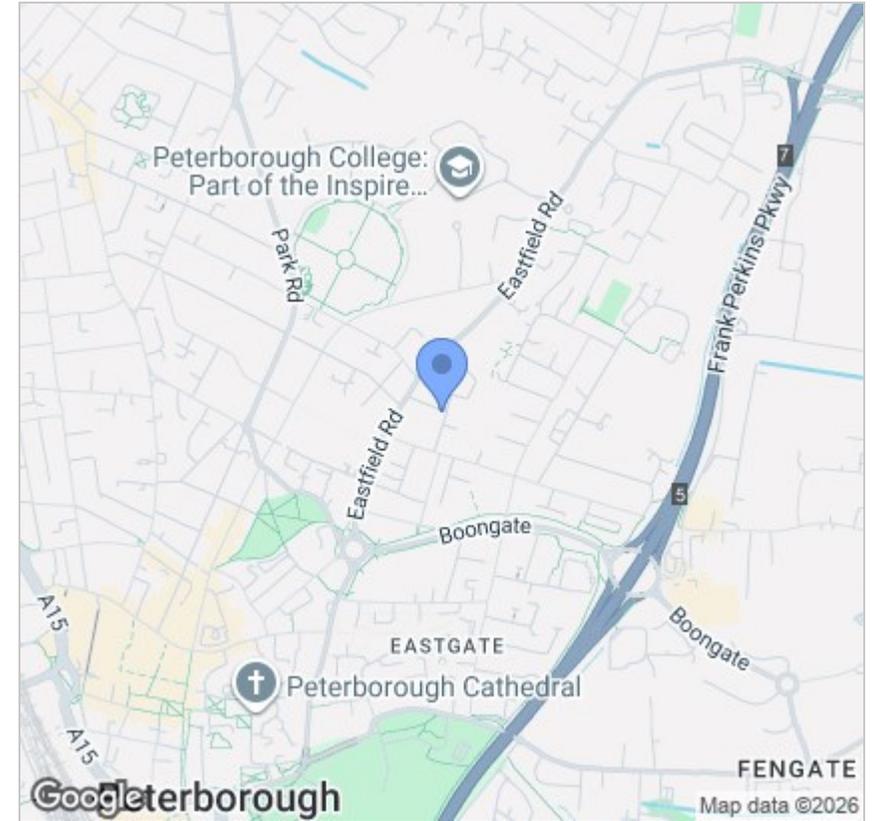
17'8" x 10'9" (5.41m x 3.30m)



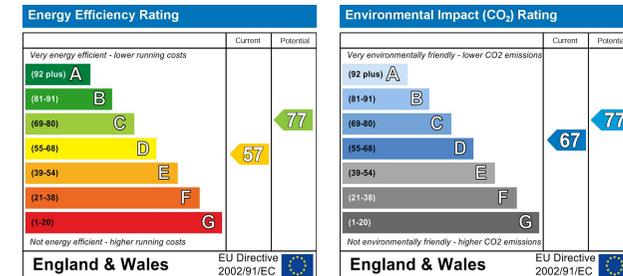
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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