Firmin & Co.
Estate Agents

35 Ashcroft Gardens

PE1 5LP

£310,000

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Believed to be built in the early 1980's is this well presented, detached family home located within the popular location of Ashcroft Gardens, Peterborough. Offering no upward chain the property is ideally situated near to, local amenities, schools, and with good transport links nearby.

This delightful property boasts a spacious living room and dining room with patio doors leading out into the conservatory with further double doors, into the garden. Kitchen/breakfast room off the dining room comprises, range of, ample wall & floor units with worktop surfaces, benefitting also from a built in oven with fitted gas hob with extractor hood over, integrated dishwasher with plumbing and space for a washing machine. Finishing off the ground floor accommodation is a two piece cloakroom off the hallway.

Venturing upstairs you'll find, three well-proportioned bedrooms and a well-appointed bathroom which comprises of, paneled bath with shower over with shower screen, vanity wash hand basin and a WC.

Outside, to the front, lawned front garden with block paved driveway to the side providing off road parking, access to the side of the property leads to a single garage. An enclosed rear garden, with paved patio area, lawned rear garden with shrub borders with pathway leading to the rear of the garage.

Tenure: Freehold
Council Tax Band: C

Entrance Hall:

Cloakroom:

Living Room:
17'9" max x 19'10" (5.43m max x 6.05m)

Dining Room:
12'2" x 8'11" (3.71m x 2.72m)

Conservatory:
10'10" max x 9'4" (3.31m max x 2.85)

Kitchen/Breakfast Room:
12'1" x 10'5" (3.70m x 3.20m)

First Floor & Landing:

Bedroom 1:
12'0" x 11'3" (3.66m x 3.45m)

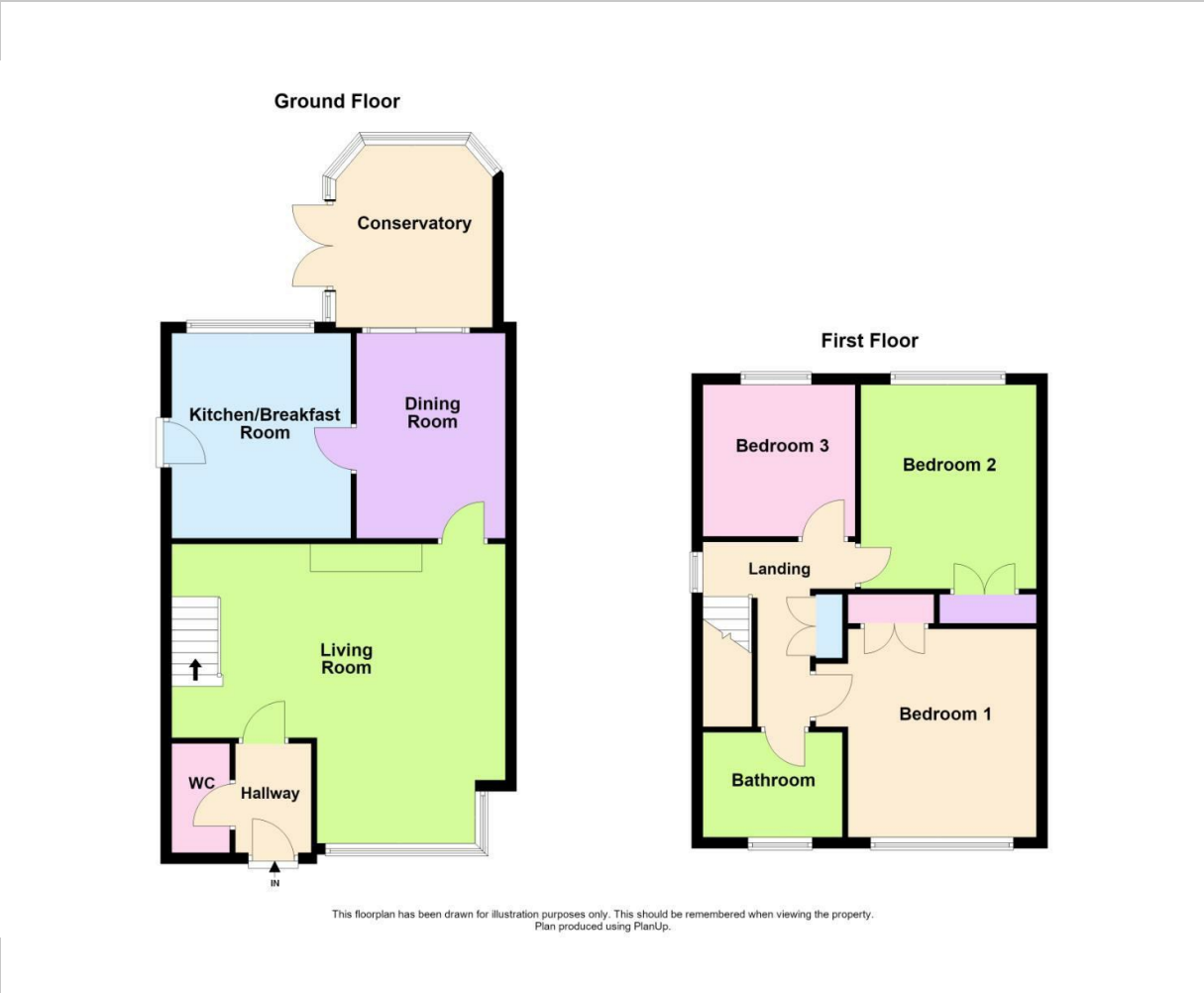
Bedroom 2:
12'2" x 10'4" (3.71m x 3.15m)

Bedroom 3:
8'11" x 9'1" (2.74m x 2.78m)

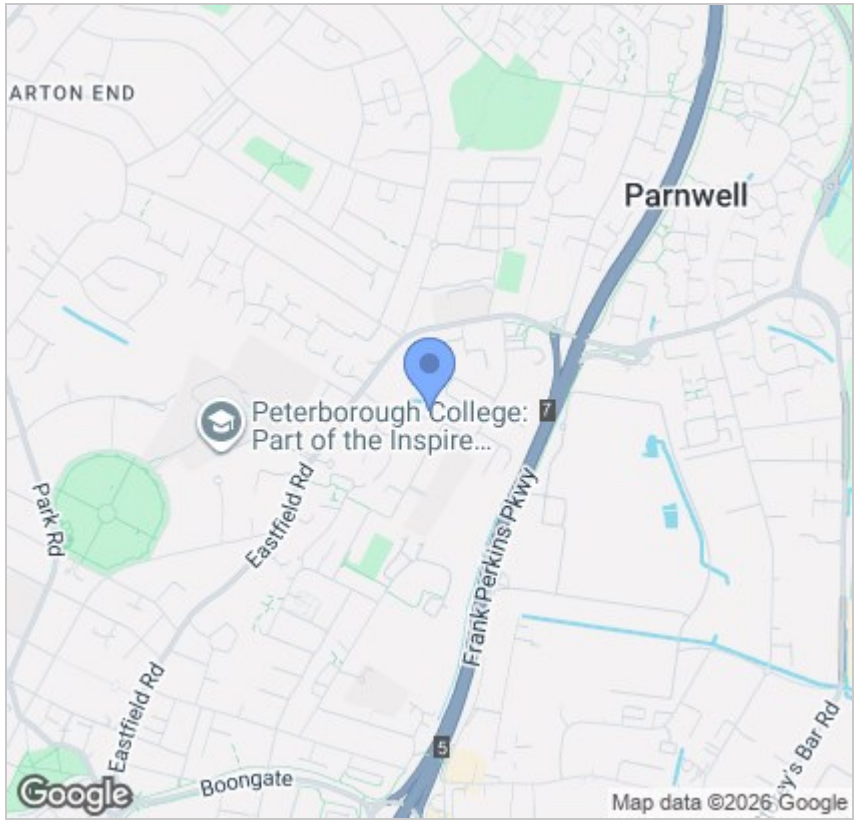
Bathroom:

Garage:
17'4" x 8'2" (5.29m x 2.51m)

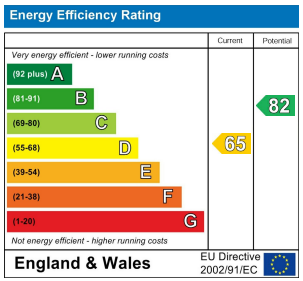
Floor Plan

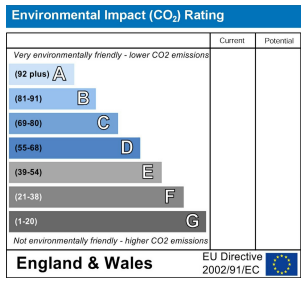


Area Map



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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