



28 Montagu Road, Walton, Cambridgeshire PE4 6EE

£145,000



*** WELL PRESENTED THROUGHOUT *** "Offers are invited in excess of £145,000 for this well presented three bedroom mid terrace house which is situated in Walton. The property is close to Brotherhood retail park, primary and secondary school and bus routes. The property benefits from gas central heating, UPVC double glazing throughout and an extension to the rear. In brief, the property comprises of entrance hall, lounge / diner, kitchen, family bathroom and three bedrooms. Outside there is an enclosed rear garden with gated access. EPC Energy Rating - D."

ENTRANCE HALL

UPVC double glazed door to front aspect, laminate flooring, radiator and stairs to first floor.

LOUNGE / DINER

17' 4" x 12' 2" (5.28m x 3.71m) (approx.) UPVC double glazed bay window to front aspect, coving to ceiling, double radiator, electric fire, gas point and storage cupboard.

KITCHEN

14' 4" x 8' 1" (4.37m x 2.46m) (approx.) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap over, cooker space, extractor fan over, plumbing for a washing machine, space for a fridge / freezer, wall mounted gas boiler and a radiator. Two UPVC double glazed window to rear aspect, UPVC double glazed door to rear aspect.

BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin, bath with electric shower over, coving to ceiling. UPVC double glazed window to rear aspect.

LANDING

Loft access.

BEDROOM 1

12' 2" x 10' 2" (3.71m x 3.10m) (approx.) UPVC double glazed window to front aspect, coving to ceiling, storage cupboard, laminate flooring, fire place and a radiator.

BEDROOM 2

10' 3" x 8' 9" (3.12m x 2.67m) (approx.) UPVC double glazed window to rear aspect, coving to ceiling, laminate flooring and a radiator.

BEDROOM 3

7' 5" x 7' 3" (2.26m x 2.21m) (approx.) UPVC double glazed window to rear aspect, coving to ceiling, laminate flooring and a radiator.

OUTSIDE

The front of the property is gravelled and enclosed by fencing. The rear of the property is enclosed by fencing, mature shrubs, paved patio area, laid to lawn, shared rear access and a summer house which has light, power and a phonenumber.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

