

Connells

Crabtree
Peterborough

Crabtree
Peterborough PE4 7EJ

for sale
£170,000







Property Description

FAMILY FAVOURITE

Offering excellent space for a growing family or an investor, this four-bedroom home provides well-proportioned accommodation throughout and is ready to move straight into or let out immediately. The property features a generous lounge, a spacious kitchen/diner with French doors opening onto the rear garden, and the added convenience of a downstairs cloakroom. Upstairs, four bedrooms offer flexible living arrangements to suit a range of needs. Outside, there is an enclosed rear garden providing space for children, pets or outdoor entertaining, along with communal parking. An affordable home with plenty of potential, making it an ideal first-time purchase or investment opportunity.

Entrance Hall

Half glazed UPVC double glazed door into the entrance. Radiator, laminate flooring, staircase to first floor landing with understairs storage cupboard, textured ceiling and doors off onto lounge, kitchen/diner, study/storeroom and cloakroom.

Cloakroom

Comprising of a two piece suite to include wash hand basin with taps over & tiled splashbacks and WC. Radiator, textured ceiling and a frosted UPVC double glazed window to the front.

Study / Storeroom

7' x 5' 3" (2.13m x 1.60m)

Textured ceiling and light.

Lounge

13' 10" x 11' 8" (4.22m x 3.56m)

Double radiator, laminate flooring, textured ceiling and UPVC double glazed window to rear.

Kitchen / Diner

21' 5" x 9' 3" (6.53m x 2.82m)

Comprising of a range of matching wall and base level units, single drainer sink with mixer tap and tiled splashbacks, worktops and cookerpoint. Plumbing for washing machine, space for further appliance, gas boiler, radiator, laminate flooring to dining area and a textured ceiling,, UPVC double glazed window to the front and UPVC double glazed patio doors to rear.

First Floor Landing

Door into storage cupboard, textured ceiling with access to loft & doors off onto bedrooms & bathroom.

Bedroom One

11' 11" x 8' 9" (3.63m x 2.67m)

Radiator, textured ceiling & UPVC double glazed window to rear.

Bedroom Two

11' 11" x 8' 6" (3.63m x 2.59m)

Radiator, textured ceiling & UPVC double glazed window to rear.

Bedroom Three

9' 4" max x 7' 11" max (2.84m max x 2.41m max)

Radiator, door into fitted storage cupboard, textured ceiling & UPVC double glazed window front.

Bedroom Four

11' 11" x 5' 10" (3.63m x 1.78m)

Radiator, textured ceiling & UPVC double glazed window to rear.

Bathroom

Comprising of a three piece suite to include bath with mixer tap over & shower attachment, wash hand basin with taps over and a WC. Radiator, textured ceiling and frosted UPVC double glazed window to front.

Outside

To the front there is a block paved path & door into outside storage cupboard.

Rear garden has a crazy paved patio and rear garden being surrounded by a timber built fence with gated access to rear.

Communal parking

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

















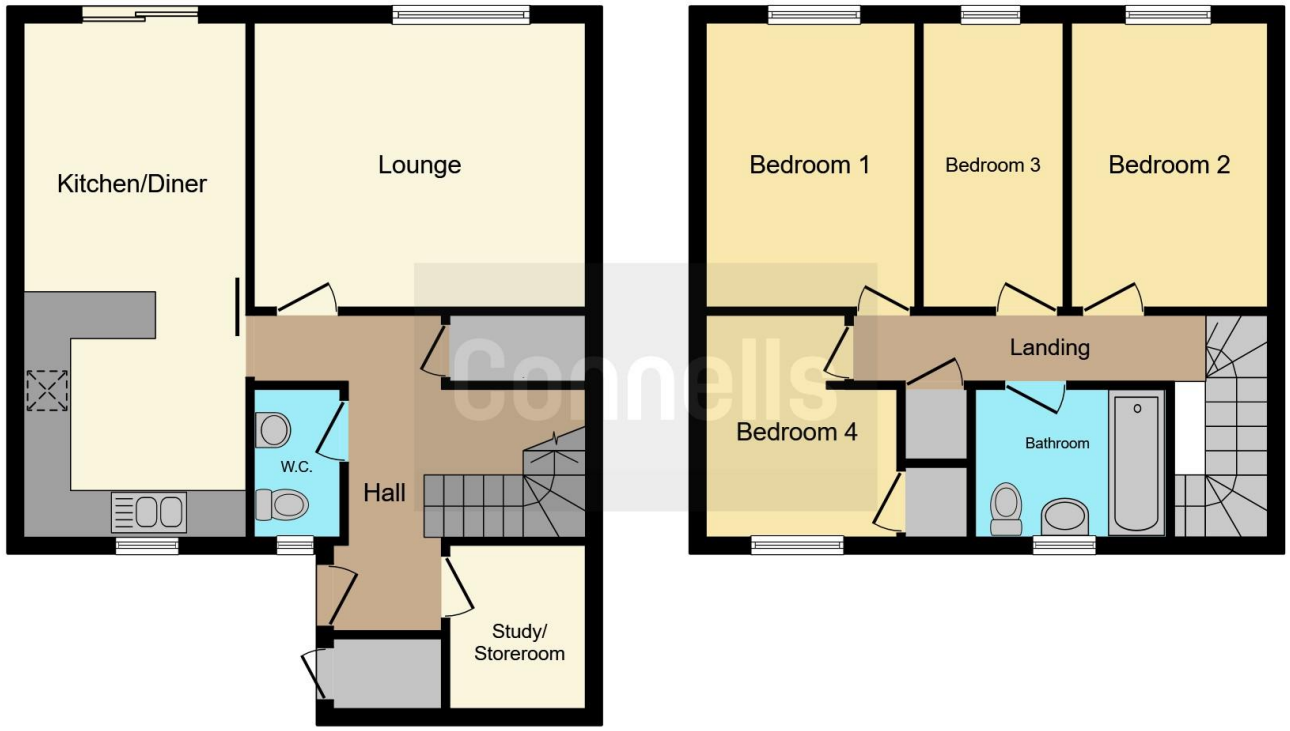

Ground Floor **First Floor**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Unit 6 Staniland Way Werrington
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EPC Rating: D

Council Tax Band: A

Tenure: Freehold

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