

Peterborough
 Telephone: 01733 560 650
 Email: Sales@RegalPark.co.uk
RegalPark.co.uk

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



The Squires, Woodston, Peterborough, PE2 9PU
Price £230,000
Freehold

WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION* *EASY ACCESS TO A1* *NO CHAIN

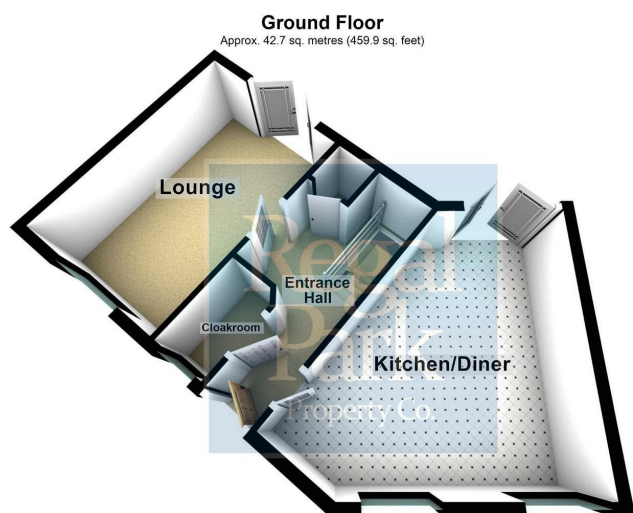
Regal Park are pleased to offer this well presented 3 Bedroom Semi Detached House in the popular location of Woodston. The property is situated close to local amenities and is within walking distance to the city centre and train station and comprises; Entrance Hall, Cloakroom, Lounge, Kitchen/Dining Room. The first floor has the Master Bedroom with En-Suite, 2 further Bedrooms and a Bathroom. There is a Driveway providing off road parking and enclosed rear garden. Viewings Highly Recommended.

No Chain.

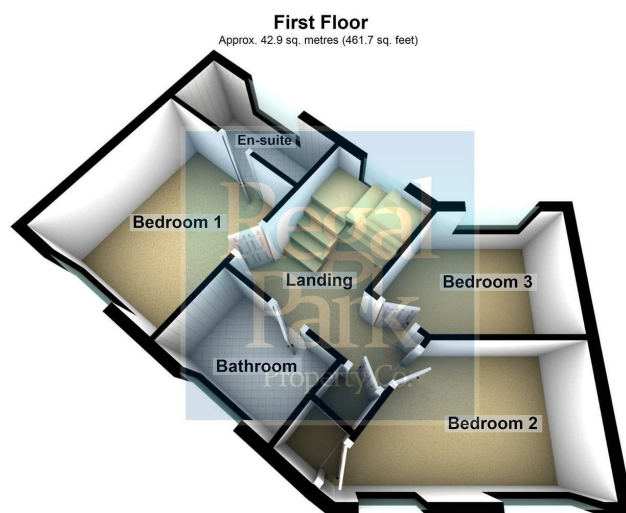
EPC Rating: C

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





Total area: approx. 85.6 sq. metres (921.6 sq. feet)



Entrance Hall

Laminate flooring, radiator, under-stairs storage cupboard, telephone point.

Cloakroom

6'9" x 5'10" (2.05m x 1.79m)

UPVC obscure double glazed window to front, fitted with two piece suite comprising corner pedestal wash hand basin, WC, radiator, laminate flooring.

Lounge

15'0" x 10'0" (4.57m x 3.05m)

UPVC double glazed window to front, two double radiators, fitted carpet, electric fire, TV point, UPVC french double doors to garden.

Kitchen/Diner

15'0" x 17'0" max irregular shape (4.57m x 5.18m max irregular shape)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge/freezer, plumbing for dishwasher and washing machine, fitted electric oven, built-in four ring gas hob, two UPVC double glazed windows, radiator, wall mounted concealed boiler, tiled flooring, UPVC french double doors to garden.

Landing

6'8" x 11'5" (2.02m x 3.48m)

UPVC double glazed window to rear, radiator, fitted carpet, storage cupboard housing water tank.

Bedroom 1

10'1" x 11'6" (3.07m x 3.51m)

UPVC double glazed window to front, radiator, fitted carpet, TV point, door to:

En-suite

9'2" x 5'8" (2.80m x 1.73m)

Fitted with three piece suite comprising pedestal wash hand basin, shower cubicle and WC, UPVC obscure double glazed window to rear, radiator, laminate flooring.

Bedroom 2

7'8" x 14'6" max irregular shape (2.34m x 4.42m max irregular shape)

Two UPVC double glazed windows, radiator, fitted carpet, door to storage cupboard.

Bedroom 3

11'2" x 7'0" max irregular shape (3.40m x 2.13m max irregular shape)

UPVC double glazed window, radiator, fitted carpet.

Bathroom

Fitted with three piece suite comprising deep panelled bath, pedestal wash hand basin and WC, UPVC obscure double glazed window to front, radiator, laminate flooring.

Outside

There is a Driveway to the side providing off road parking.

The rear garden has a patio area, decking area, lawn, gated side access.

There is a charge of approx £38 PCM for the private road and lighting

Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.