

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



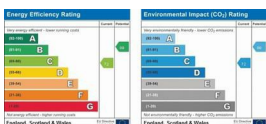
**Churchfield Court, Walton, Peterborough, PE4 6GB  
 £925 Per month**

**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A47/A15/A16\* \*GARAGE\*  
 \*RE-FITTED KITCHEN\***

Regal Park are pleased to offer this well presented 2 Bedroom Terrace House in the popular location of Walton. The property is situated close to local amenities and comprises; Entrance Hall, Lounge, Re-Fitted Kitchen/Dining Room, 2 Bedrooms and a Bathroom.

There is a low maintenance rear garden and Single Garage close by. Viewings Highly Recommended.

EPC Rating: C





### Entrance Hall

Laminate flooring, telephone points, door to:

### Lounge

11'7" x 13'9" max (3.53m x 4.19m max)

UPVC double glazed window to front, double radiator, laminate flooring, telephone point, TV point, smoke detector, stairs, open to:

### Kitchen/Dining Room

9'1" x 13'9" (2.77m x 4.18m)

Re-Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring electric hob with extractor hood over, uPVC double glazed window to rear, double radiator, vinyl flooring, smoke detector, uPVC double glazed door to garden.

### Landing

Fitted carpet, storage cupboard with wall mounted combination boiler, smoke detector.

### Bedroom 1

8'3" x 13'9" (2.51m x 4.18m)

Two uPVC double glazed windows to front, radiator, fitted carpet, over-stairs storage cupboard.

### Bedroom 2

9'2" x 7'2" (2.79m x 2.19m)

UPVC double glazed window to rear, radiator, fitted carpet, over-stairs storage cupboard.

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, tiled surround, uPVC obscure double glazed window to rear, radiator, vinyl flooring.

### Outside

The rear garden has a patio area, gravel area, outside tap, outside lighting, gated rear access.

There is a Driveway & Single Garage close to the property.