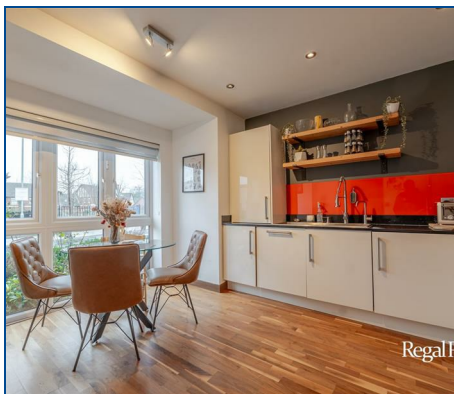


Peterborough
Telephone: 01733 560 650
Email: Lettings@RegalPark.co.uk
RegalPark.co.uk

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



Memorial Way, Central, Peterborough, PE3 6GX £1,600 Per month

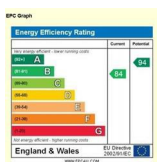
CLOSE TO LOCAL AMENITIES* *WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION

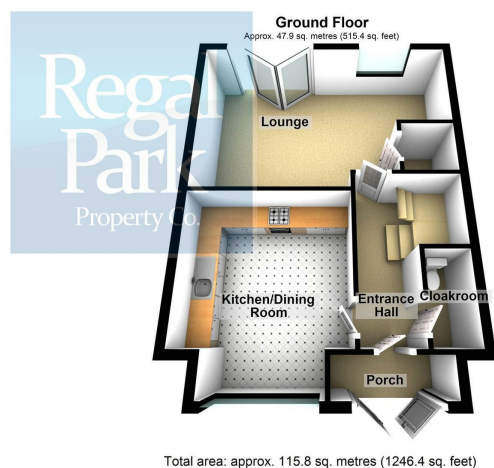
Regal Park are pleased to offer this well presented 3 Bedroom Detached Family Home. The property is situated to the rear of Peterborough City Care Centre and is within walking distance to city centre and train station. The property comprises; Entrance Hall, Cloakroom, Kitchen/Dining Room, Lounge. The first floor has Bedroom 2 with built in wardrobes and En-suite and Bedroom 3 with built in wardrobes and En-Suite. The top floor has the Master Bedroom with built in wardrobes and En-Suite.

There is a Driveway to the side providing off road parking and enclosed rear garden.

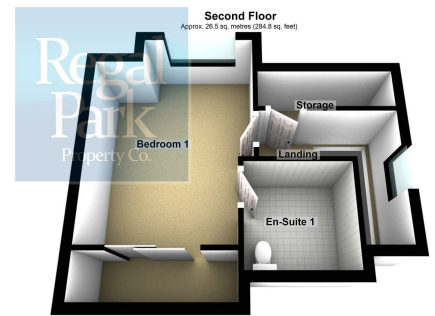
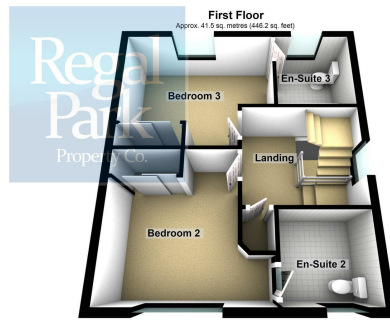
Viewings Highly Recommended.

EPC: B





Total area: approx. 115.8 sq. metres (1246.4 sq. feet)



Porch

Door to:

Entrance Hall

Double radiator, wooden flooring, stairs, smoke detector, door to:

Cloakroom

Fitted with two piece suite comprising, wash hand basin with cupboard under and WC, radiator, wooden flooring.

Kitchen/Dining Room

12'7" x 11'9" max (3.84m x 3.58m max)

Fitted with a matching range of base and eye level units with granite worktop space over, stainless steel sink unit with mixer tap and instant hot tap, wall mounted concealed boiler, integrated fridge/freezer, dishwasher and washer/dryer, fitted eye level electric fan assisted oven, built in microwave, built-in four ring electric hob with extractor hood over, uPVC double glazed window to front, double radiator, wooden flooring.

Lounge

12'8" x 19'9" max (3.86m x 6.02m max)

UPVC double glazed window to rear, two double radiators, wooden flooring, telephone point, TV point, under-stairs storage cupboard, uPVC double glazed bi-fold doors to garden.

First Floor and Landing

UPVC double glazed window to side, fitted carpet, storage cupboard with hot water cylinder, stairs, smoke detector, door to:

Bedroom 2

13'11" x 10'3" max (4.24m x 3.12m max)

Two uPVC double glazed windows to front, double radiator, fitted carpet, built in wardrobes with sliding doors, door to:

En-Suite 2

Fitted with three piece suite comprising wash hand basin, tiled double shower enclosure with fitted shower over and WC, tiled surround, shaver point, uPVC obscure double glazed window to front, heated towel rail, tiled flooring.

Bedroom 3

11'0" x 12'11" max (3.35m x 3.94m max)

UPVC double glazed window to rear, radiator, fitted carpet, built in wardrobes with sliding door, door to:

En-Suite 3

Fitted with three piece suite comprising deep panelled bath with hand shower attachment, wash hand basin and WC, tiled surround, shaver point, uPVC obscure double glazed window to rear, heated towel rail, tiled flooring.

Second Floor and Landing

UPVC double glazed window to side, fitted carpet, storage cupboard, door to:

Bedroom 1

13'10" x 9'10" max (4.22m x 3.00m max)

UPVC double glazed window to rear, double radiator, fitted carpet, built-in wardrobe(s) with mirrored sliding doors, door to:

En-Suite 1

Fitted with three piece suite comprising wash hand basin, tiled double shower enclosure with fitted shower over and WC, tiled surround, shaver point, heated towel rail, velux window, tiled flooring.

Outside

There is a Driveway to the side providing off road parking for two cars. There is an EV charger.

The rear garden has a patio area, lawn, mature flowers and trees, shed, gated side access.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.