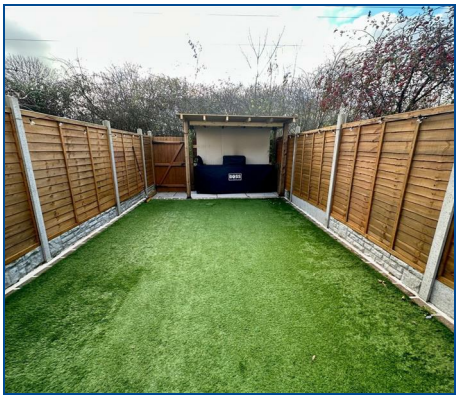
Peterborough
Telephone: 01733 560 650
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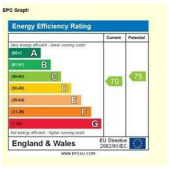




Boleyn Avenue, Sugar Way, Peterborough, PE2 9RA
£1,300 Per month

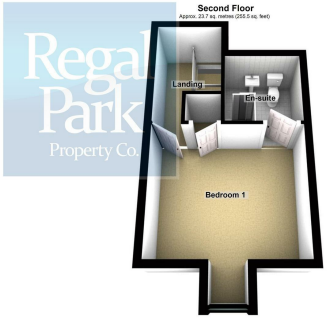
WALKING DISTANCE TO CITY CENTRE AND TRAIN STATION *CLOSE TO LOCAL AMENITIES* *EASY ACCESS TO A1*
Regal Park are pleased to offer this well presented 3 Bedroom 3 Storey Townhouse in the popular location of Sugar Way. The property is situated close to local amenities and is within walking distance to city centre and train station and comprises; Entrance Hall, Cloakroom, Kitchen, Lounge/Dining Room, Conservatory. The first floor has Bedroom 2 & 3 and a Bathroom. The top floor has the Master Bedroom and En-Suite.
There is a Driveway & Single Garage in a block and low maintenance rear garden.
Viewings Highly Recommended.

EPC: C









Entrance Hall
Double radiator, laminate flooring, smoke detector, stairs.

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

Kitchen
9'7" x 5'11" (2.93m x 1.80m)
Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap, wall mounted boiler with heating timer control, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, laminate flooring.

Lounge/Dining Room
14'10" x 12'9" (4.53m x 3.89m)
Double radiator, laminate flooring, telephone point, TV point, hardwood tri-fold doors to:

Conservatory
12'9" x 10'9" (3.89m x 3.28m)
Brick and uPVC double glazed construction with uPVC double glazed windows and polycarbonate roof, vertical radiator, laminate flooring, uPVC double glazed sliding patio doors to garden.

First Floor and Landing
Fitted carpet, storage cupboard, stairs, door to:

Bedroom 2
9'6" x 8'1" max (2.90m x 2.46m max)
UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobe.

Bedroom 3
7'8" x 7'0" (2.34m x 2.13m)
UPVC double glazed window to rear, radiator, fitted carpet, built-in wardrobe(s) with mirrored sliding doors.

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and WC, tiled surround, radiator, vinyl flooring.

Second Foor and Landing
Fitted carpet, velux skylight, door to:

Bedroom 1
11'1" x 12'10" (3.37m x 3.91m)
UPVC double glazed window to front, double radiator, laminate flooring, telephone point, storage cupboard with hot water cylinder, door to:

En-suite
Fitted with three piece suite comprising wash hand basin with cupboards under, tiled shower cubicle with fitted shower over and WC, shaver point, radiator, vinyl flooring, sloping ceiling with velux skylight.

Outside
There is a Driveway & Single Garage to the side providing off road parking.
The rear garden has a patio area, artificial grass, outside socket, outside kitchen/BBQ.

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.