

17 ST JUDES CLOSE, NETHERTON, PETERBOROUGH, PE3 7ET



PRICE: Offers in the region of £175,000 are invited (Subject to contract)

- Mid-Terraced House
- Entrance Hall
- Lounge/Diner
- Kitchen
- 2 Bedrooms
- Bathroom
- uPVC Double Glazing
- Gardens Front & Rear
- Allocated Parking
- In Need of Updating
- No Chain
- Popular Location

ST JUDE'S CLOSE leads off Cranford Drive in the popular residential area of Netherton.

THIS TWO BEDROOM MID-TERRACED HOUSE is believed to have been built in the 1980's and has brick elevations with an interlocking tiled roof.

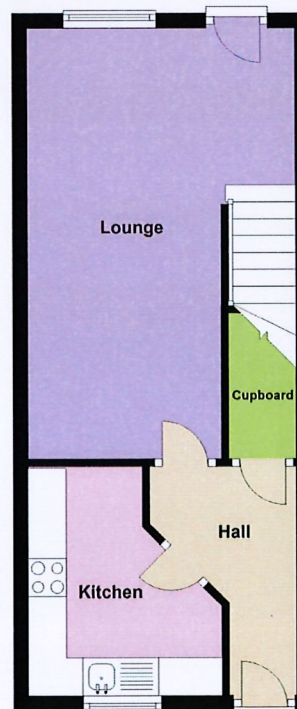
ENERGY PERFORMANCE GRAPH

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

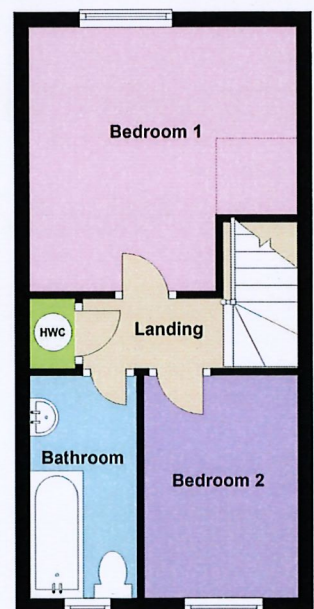
A copy of the full Energy Performance Certificate is available for inspection at our office.

REF: 8732N 160226

Ground Floor



First Floor



COUNCIL TAX

Band 'B' payable to Peterborough City Council.

NOTICE

The above agents for themselves and for the Owner of this property hereby give notice: (1) these particulars do not in any way constitute an offer or a contract; (2) Any intending purchasers/tenants must not rely on the statements made in these particulars as representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness as they are made without acceptance or any responsibility on part of the Agent or the Owner; (3) No representation or warranty whatever in relation to this property is made or given by the Agents or the Owner, nor has any person in their employment any authority to make or give any such representation or warranty.

THE ACCOMMODATION is as follows (N.B. All dimensions are approximate) :-

GROUND FLOOR

Canopied Entrance: Courtesy lighting.

Entrance Hall: Irregular shape. uPVC entrance door with obscured double glazed top panel. Fitted carpet. "Creda" electric storage heater. Telephone point. Understairs storage cupboard with coat hooks.

L-shaped Lounge/Diner: 18' 9" (5.71m) x 8' 5" (2.56m) plus 9' (2.74m) x 3' 3" (0.99m). uPVC double glazed window with rear garden aspect. Fitted carpet. "Creda" electric storage heater. Electric coal-effect fire. Telephone point. Television aerial socket. uPVC door with double glazed top panel leading to rear garden. Stairs off to first floor.

Kitchen: Irregular shape. 9' 4" (2.84m), narrowing to 3' 3" (0.99m) x 8' 5" (2.56m), narrowing to 5" (1.52m). uPVC double glazed window with front aspect. Walls part tiled. Vinyl flooring. Worktops with inset stainless steel sink and with drawers and cupboard under. Matching wall mounted cupboards. Integrated "Lamona" oven and four-ring gas hob with filter/light over. Plumbing for washing machine. "Creda" wall mounted heater.

FIRST FLOOR

Landing: Trap-door to roof-void. Built-in airing cupboard housing hot water cylinder and with slatted linen shelf.

Bedroom 1: 11' 4" (3.45m) x 8' 5" (2.56m) plus 8' (2.43m) x 3' 3" (0.99m). Skylight. Fitted carpet. "Gabarron" electric storage heater.

Bedroom 2: 9' 6" (2.89m) x 6' 7" (2.00m). uPVC double glazed window with front aspect. Fitted carpet. "Gabarron" electric storage heater.

Bathroom: 9' 5" (2.67m) x 4' 8" (1.42m). Skylight. Tiled walls. Vinyl flooring. Panelled bath with mixer/shower attachment. Pedestal hand-basin. Close-coupled w.c. "Dimplex" wall mounted heater.

GARDENS

Open-plan Front Garden: Lawned area. Meter cupboard. Allocated Parking.

Enclosed Rear Garden: Laid to lawn.

VIEWING & DIRECTIONS

Viewing is only by **prior** arrangement through this Agency.

Leave Peterborough city centre via Broadway and at the traffic lights turn left into Burghley Square. At the mini roundabout take the 2nd exit into Burghley Road. At the junction with Lincoln Road turn right and at the 2nd set of traffic lights turn left into Taverners Road. At the roundabout take the 2nd exit into Westfield Road. At the next roundabout take the 2nd exit into Atherstone Avenue and at the next roundabout take the 2nd exit into Cranford Drive. St Jude's Close is on the left-hand side just after the church.

TENURE

We are informed by the Vendor that the property is freehold and that vacant possession will be given on completion of sale.

SERVICES

It is understood that all mains services are either connected, or are available for connection to the property.

NOTES

None of the appliances or services has been tested and prospective purchasers must satisfy themselves that they are in working order. The floor plans included in these particulars are intended as an approximate guide only and their accuracy is not guaranteed.

The approximate floor area of the property is 615 sq. ft. (57 sq. m).

SELLING YOUR HOME?

If you live in the Peterborough area, why not arrange for us to carry out a **free sale appraisal** on your home? Call **Simon Holdich**, our Residential Sales Partner, on (01733) 318220

INTERESTED IN SOME FREE MORTGAGE ADVICE?

Scan the QR code to get a **FREE INITIAL CONSULTATION** with our recommended independent mortgage adviser.

IMPORTANT INFORMATION: Your home may be re-possessed if you do not keep up repayments on your mortgage.

