

144 CRABTREE, PASTON, PETERBOROUGH, PE4 7EJ



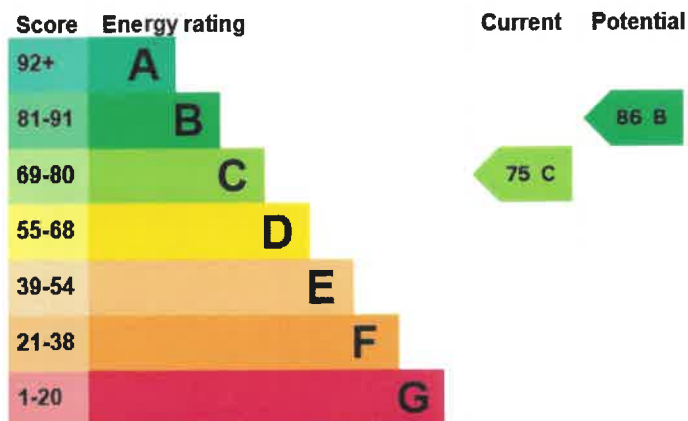
PRICE: Offers in the region of £160,000 are invited (Subject to contract)

- Terraced House
- Entrance Lobby & Hall
- Cloakroom
- Lounge
- Kitchen/Diner
- 4 Bedrooms
- Bathroom
- Gas Radiator C/H
- uPVC Double Glazing
- Garden to Rear
- In Need of Updating
- No Chain

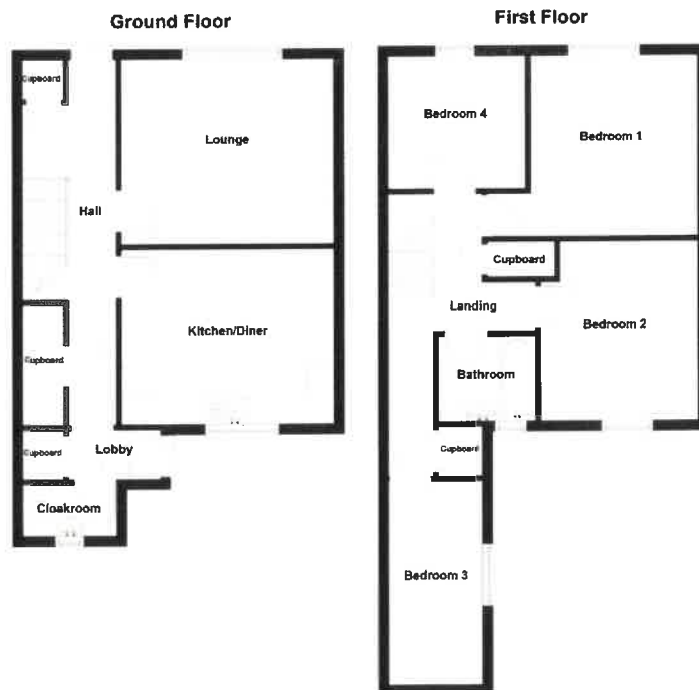
CRABTREE leads off Paston Ridings and forms part of a modern residential area located to the north of the city centre. Local amenities include neighbourhood shopping facilities and schools and the route of a regular bus service to the Queensgate shopping complex passes nearby.

THIS FOUR BEDROOM TERRACED HOUSE is believed to have been built in the 1970s and is of no-fines concrete construction with an interlocking tiled roof.

ENERGY PERFORMANCE GRAPH



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



COUNCIL TAX

Band 'A' payable to Peterborough City Council.

REF: 8743N 270526

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

GROUND FLOOR

Entrance Lobby: uPVC entrance door with obscured double glazed top panel. Vinyl flooring. Built-in storage cupboard.

Cloakroom: uPVC obscured double glazed window. Vinyl flooring. Tiled walls. Pedestal hand-basin. Close-coupled w.c. Radiator.

Inner Hall: Vinyl flooring. Two built-in storage cupboards. Telephone point. Radiator. Door with obscured double glazed top panels leading to rear garden. Stairs off to first floor.

Lounge: 13' 4" (4.06m) x 11' 9" (3.58m). uPVC double glazed window with rear garden aspect. Coved ceiling. Laminate flooring. Radiator.

Kitchen/Diner: 13' 4" (4.06m) x 11' 2" (3.40m). uPVC double glazed window with front aspect. Walls part tiled. Tiled floor. Worktops with inset stainless steel sink and with cupboards under. Wall mounted cupboards. "Ideal Logic Combi2-C30" gas-fired boiler serving central heating and hot water. Plumbing for washing machine. Radiator.

FIRST FLOOR

Landing: Two built-in storage cupboards with fitted shelves. Trap-door to roof-void.

Bedroom 1: 11' 6" (3.50m) x 10' 9" (3.27m), excluding door recess. uPVC double glazed with rear garden aspect. Radiator.

Bedroom 2: 11' 9" (3.58m), max x 10' (3.04m), narrowing to 8' 9" (2.66m). uPVC double glazed window with front aspect. Radiator.

Bedroom 3: 13' (3.96m) x 5' 10" (1.77m). uPVC double glazed window with side aspect. Radiator.

Bedroom 4: 8' 8" (2.64m) x 8' 6" (2.59m) including bulkhead. uPVC double glazed window with rear garden aspect. Radiator.

Bathroom: 6' 1" (1.85m) x 5' 8" (1.72m). uPVC obscured double glazed window. Tiled walls. Panelled bath. Pedestal hand-basin. Close-coupled w.c.

GARDENS & OUTBUILDINGS

Bin Store

Front Garden: Courtyard area with paving and uncultivated flower bed.

Enclosed Rear Garden: Mainly laid to lawn with patio area. Pedestrian rear access gate. Timber shed.

VIEWING & DIRECTIONS

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

Leave Peterborough city centre via Broadway, turn left at the traffic light onto Burghley Road then take the last exit from the mini roundabout into Park Road. Continue to the junction with Dogsthorpe Road, take the last exit from the first mini roundabout and the first exit from the next to join Dogsthorpe Road. Go straight over the roundabout at the junction with Welland Road and take the last exit from the next roundabout to join Fulbridge Road. At the aerial roundabout (No 19) at the Soke Parkway intersection take the third exit into Topmoor Way then take the last exit at the next roundabout into Paston Ridings. Crabtree is the fifth turning on the right. Follow the road to the end to bear right and then turn left. This property is located along the edge of the parking area at the end.

TENURE

We are informed by the Vendor that the property is freehold, with part flying 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 1058 sq. ft.(98 sq. m).

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.

