

## Deaconscroft, Ravensthorpe, Peterborough (no. agt\_sale\_37)



£174,995.00



Deaconscroft, Ravensthorpe, Peterborough, PE3 7LL



3ch.

City	Peterborough
Bedrooms	3
Council tax band	A
Tenure	Freehold

**NEW LISTING! 3 Bedroom End Terraced Family Home, FOR SALE, with Garage. 179,000** The property is located in Deaconscroft, . This family home comprises of 3 bedrooms (2 doubles and 1 single), 2 bathrooms (1 family, 1 downstairs wc), lounge, kitchen/diner and enclosed rear family garden. The property is within walking distance to local primary and pre-schools, making an ideal location for families with young children. Peterborough City Hospital is also within short walking distance. The A47 is within very easy access. Council Tax Band:- A EPC Rating:- C Property Front As you approach the property, there is a small pathway leading up to the front door. There is also a grassed area, with trees across from the pathway. Entrance Hallway The hallway is situated at the front of the property. It is a large space, with the stairs central to it. There is radiator to the right hand wall. All the downstairs rooms are accessible straight off the hallway. The flooring is laid to laminate. Stairs & Landing The stairs are located in the entrance hallway and lead to the upper floor landing. The bedrooms and family bathroom lead off from the landing. There is a large cupboard situated at the top of the stairs. This houses the boiler and allows for extra storage. Access to the loft space is from the landing area. The flooring is laid to wood on the stairs and laminate on the landing. Downstairs WC The WC is situated at the front of the property. It comprises a toilet and hand basin, with a small window above the basin. The fuse board is located in here. The flooring is laid to laminate. Storage Cupboard There is a very good sized storage cupboard. It is located in the middle, behind the W/C. Lounge The lounge is situated to the front of the property and goes the full length of the property to the back. It is a good sized room, with big window, at the rear and small long window at the front, allowing for plenty of light. The flooring is laid to laminate. Kitchen/Diner The kitchen/diner is located to the rear of the property. As you walk into the room, there are kitchen units to the left and space for a dining table to the right. The kitchen comprises of both base and eye level units, with a small breakfast bar area. There is an integrated oven, electric hob and overhead extractor fan. There is a window facing towards the rear garden. On the dining side, there is a radiator to one wall and a large window, allowing for plenty of light. There is space for a dining table, to allow for family meal times. There is a door, next to the large window, allowing access into the rear garden. The flooring is laid to laminate. Master Bedroom The master bathroom is located to the front of the property, at the end of the left side of the landing. It is a good size room, with space for wardrobes and other clothes storage. There is a window overlooking the front of the property. There is a radiator on the wall to the right. The flooring is laid

*to carpet. Bedroom 2 Bedroom 2 is located to the front of the property, at the end of the right hand side of the landing. It is double room. There is a window, overlooking the front of the property. The flooring is laid to carpet. Bedroom 3 Bedroom 3 is also located to the front of the property, in between the master bedroom and bedroom 2. It is a single size room. There is a window overlooking the front of the property. The flooring is laid to wooden floorboards. Family Bathroom The family bathroom is located to the back of the property. It comprises of a WC, hand basin, bath and electric shower over bath. There is a window, with frosted glass, above the toilet. The flooring is laid to laminate and the walls are tiled up to the ceiling. Rear Garden The garden is located to the rear of the property. It is enclosed with fence panels to the sides and the garage wall at the back. It has a gate, allowing access from the side of the property. There is access to the garage from the garden as well. It is laid mainly to lawn, with a small patio area and path laid to patio slabs.*