



Description:

This modern town house is situated in the sought after village of Ailsworth which together with its adjoining village of Castor is very well appointed. The property itself has 3 bedrooms, a downstairs cloaks / WC, a spacious refitted kitchen / diner, and an upstairs bathroom. A driveway provides off road parking access to a garage. The rear garden is west facing, and the house has replacement uPVC double glazing.

£209,950

Main Street Ailsworth Peterborough PE5 7AF

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Modern Town House

Fitted Kitchen / Diner

uPVC Double Glazed

Downstairs WC

3 Bedrooms

Gas Central Heating

Lounge

Single Garage

Sought After Village

ENTRANCE HALL With entrance door, ceramic tiled flooring. Glazed panel to lounge.

WC PVCu double glazed window to side, wash hand basin, low-level wc, radiator.

LOUNGE 5.31m (17'5") x 3.05m (10') PVCu double glazed bow window to front, living flame effect gas fire with back boiler serving heating system and domestic hot water, radiator, stairs to first floor.

KITCHEN/DINER 5.31m (17'5") x 2.95m (9'8") Refitted with a matching range of base and eye level units with worktop space having concealed lighting, stainless steel sink unit with single drainer, plumbing for washing machine, cooker with extractor hood above, PVCu double glazed window to rear, radiator, ceramic tiled flooring to 'wet' area, PVCu double glazed french doors to garden.

LANDING

BEDROOM 1 3.35m (11') x 2.82m (9'3") PVCu double glazed window to front. Radiator.

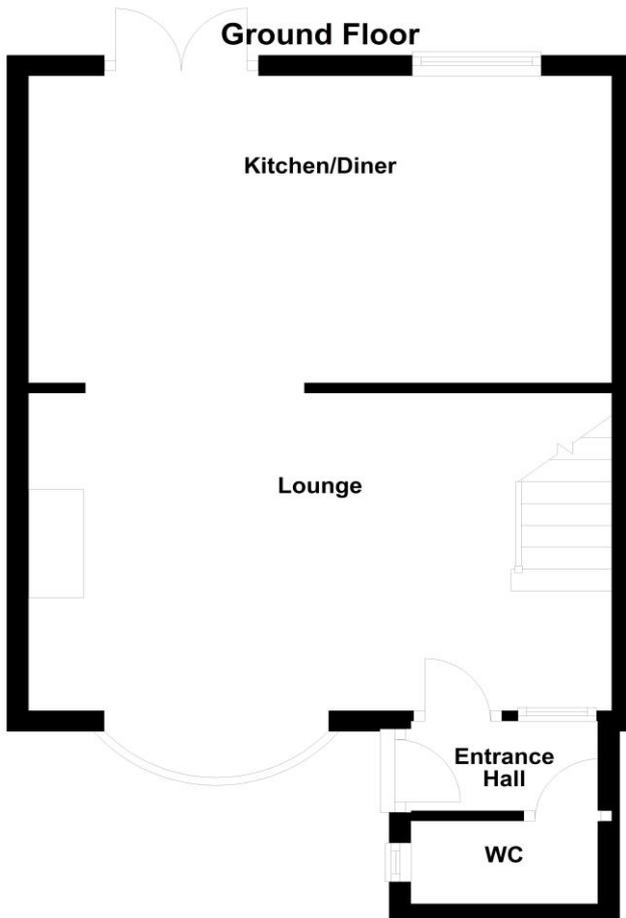
BEDROOM 2 3.41m (11'2") max x 2.61m (8'7") PVCu double glazed window to rear, radiator, airing cupboard housing hot water cylinder.

BEDROOM 3 2.39m (7'10") x 2.36m (7'9") PVCu double glazed window to front, radiator.

BATHROOM Comprising panelled bath with independent shower over and with shower attachment to taps, pedestal wash hand basin, low-level WC, window to rear, radiator.

OUTSIDE To the front of the property is a block paved pathway serving the front door, and granite chipped area. To the rear, there is a block paved patio with lawn beyond. The garden is West facing. A path from the rear leads around to the back door of the garage for pedestrian access.

SINGLE GARAGE With up and over door, personal door to rear, and parking space in front.



MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 Quentin Marks has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Quentin Marks has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.