



Description:

This period semi detached house offers spacious accommodation, with the house having benefitted from having a 2 storey rear extension. There are 3 large bedrooms, a refitted kitchen, and downstairs a kitchen, utility room & office, together with a lounge & separate dining room.

The boiler has been replaced with a combi boiler, and outside there is a useful detached shed / workshop. Ideally located for Peterborough City centre, it is felt that, subject to the correct planning, it could convert to flats or HMO.

Huntly Grove Peterborough PE1 4DJ

**Offers in Excess of
£200.000**

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Semi Detached House

Central Location

Dining Room

Spacious Accommodation

3 Large Bedrooms

Kitchen + Utility Room

2 Storey Rear Extension

Lounge

Family Room / Office

ENTRANCE HALL Stairs to first floor landing.

LOUNGE 4.26m (14') max x 3.67m (12'1") Walk-in bay window to front, & additional window to front, feature original fireplace, radiator.

DINING ROOM 3.71m (12'2") x 3.67m (12'1") With windows to rear & side, feature Victorian fireplace, radiator.

KITCHEN 3.15m (10'4") x 2.46m (8'1") Fitted with a matching range of base and eye level units and cupboards with drawers and worktop space, 1½ bowl stainless steel sink unit with single drainer, window to side.

UTILITY ROOM 2.46m (8'1") x 2.46m (8'1") Base and eye level units and cupboards with worktop space, breakfast bar, 1½ bowl stainless steel sink unit with single drainer, window to side.

REAR HALLWAY Radiator, door to garden.

OFFICE 2.46m (8'1") x 2.44m (8') Radiator, french doors to garden.

LANDING Radiator.

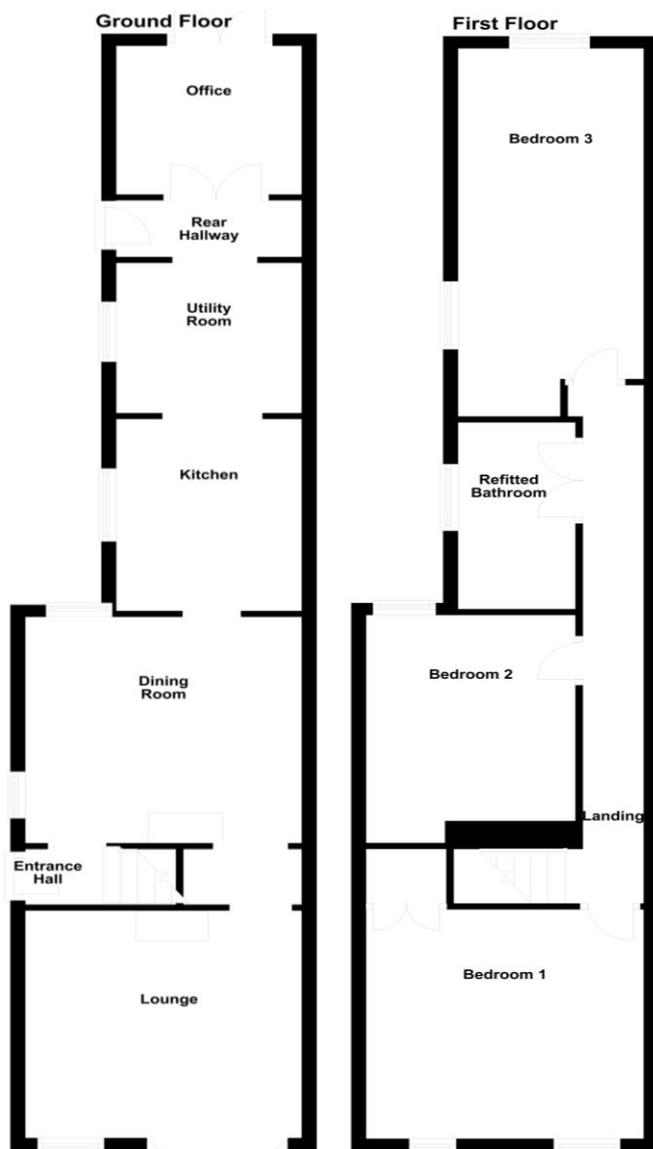
BEDROOM 1 3.73m (12'3") x 3.68m (12'1") With 2 windows to front, radiator, boiler cupboard housing gas combination boiler.

BEDROOM 2 3.35m (11') x 2.78m (9'1") Window to rear. Radiator.

BEDROOM 3 6.00m (19'8") max x 2.34m (7'8") With windows to side & rear, 2 radiators.

REFITTED BATHROOM Refitted with panelled bath with independent shower over, pedestal wash hand basin and low-level WC, window to side, radiator, door to:

OUTSIDE There is a small front garden set behind wall. The rear garden is fully enclosed, with patio, lawn and with access to useful SHED / WORKSHOP.



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.