

33 Maffit Road Ailsworth

Peterborough PE5 7AG

£315,000



*Semi Detached House*

*Outhouse & WC*

*In Need Of Updating*

*Large Breakfast Kitchen*

*3 Bedrooms*

*Gas Central Heating*

*Lounge with Open Fire*

*Bathroom*

*uPVC Double Glazed*





**33 Maffit Road  
Ailsworth  
Peterborough  
PE5 7AG**

**GENERAL DESCRIPTION:** This is one of a pair of individual semi detached houses in the sought after village of Ailsworth and which backs onto open fields.

The property has the benefit of 3 bedrooms and an upstairs bathroom, and downstairs there is a lounge and a large breakfast kitchen. To the rear, there is a WC and an outhouse, all of which could convert to a utility room.

The property has the benefit of gas fired central heating and uPVC double glazing, and whilst in need of updating, it occupies a large plot, west facing at the rear, of approximately 0.1 of an acre.





**PORCH** With uPVC double glazed entrance door and matching widescreens either side.

**ENTRANCE HALLWAY** With radiator, stairs to the first floor.

**BREAKFAST KITCHEN** 18' 0" x 11' 0" (5.48m x 3.35m) With single drainer stainless steel sink unit, range of kitchen units that would benefit from refitting, plumbing for a washing machine, uPVC double glazed windows to side & rear, 2 radiators.

**REAR LOBBY** With door to the rear garden.

**WC** With WC.

**OUTHOUSE** 7' 9" x 6' 6" (2.35m x 1.97m) This would be a really useful space if upgraded and modernised.

**LOUNGE** 13' 7" x 11' 9" (4.14m x 3.57m) With tiled fireplace, radiator, uPVC double glazed window to the front.

**FIRST FLOOR LANDING** With airing cupboard having radiator, uPVC double glazed window to the side, access to loft space where the gas fired central heating boiler is located.

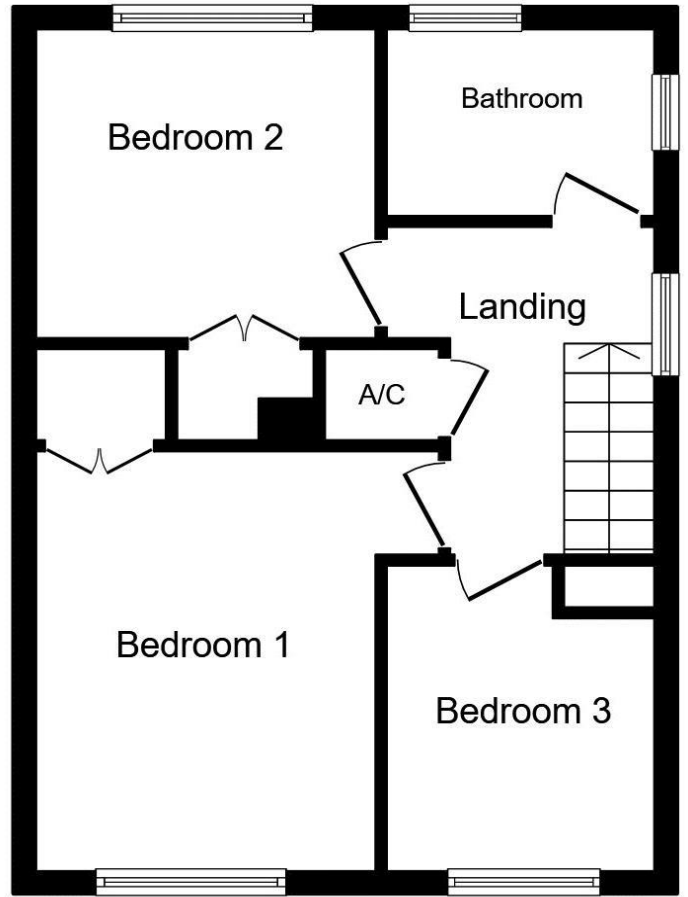
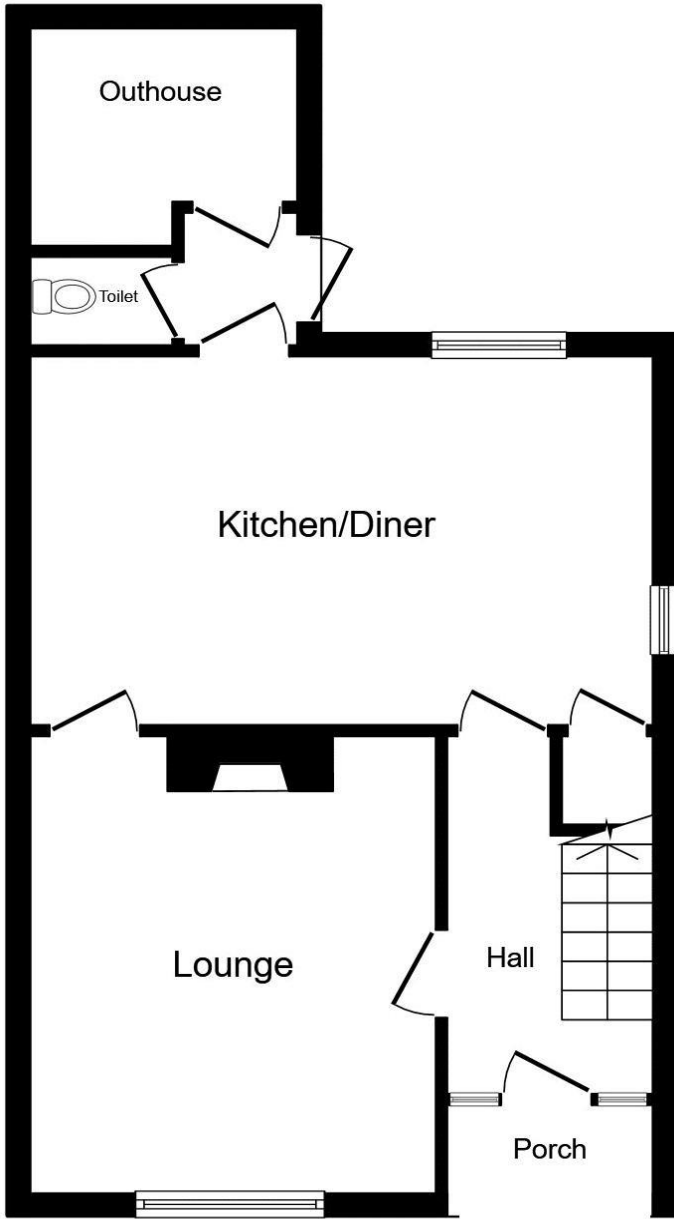
**BEDROOM 1** 12' 6" x 9' 9" (3.81m x 2.96m) With built in wardrobe, radiator, uPVC double glazed window to the front.

**BEDROOM 2** 10' 0" x 9' 9" (3.05m x 2.96m) With uPVC double glazed window to the rear, built in wardrobe.

**BEDROOM 3** 9' 0" x 8' 0" (2.75m x 2.44m) With uPVC double glazed window to the front, radiator.

**BATHROOM** With low level WC, pedestal wash hand basin, bath with independent electric shower over, uPVC double glazed windows to the side & rear. Radiator.

**OUTSIDE** The front garden is set behind hedging and mainly laid to lawn with wrought iron gated access and driveway providing off road car parking. The rear garden is a pleasant feature being mainly laid to lawn and having a number of mature trees & bushes. The garden is west facing, and backs onto open fields. Overall the plot is approximately 1/10th of an acre.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**General Information:** Please note that any floorplans supplied are for guidance only as to the layout of the property. No measurements should be scaled from them.

Tenure: The property is Freehold

Council Tax: Band C