



**244 Arundel Road, Walton, Peterborough PE4 6JB**

**£160,000**



\*\*\* NO ONWARD CHAIN \*\*\* "Offers are invited in excess of £160,000 for this well presented property situated in a popular location in Walton, close to local schools and amenities. This semi-detached first time buyers home benefits from having a recently re-fitted shower room, conservatory, lean to style covered area, ideal for bikes and storage. The property comprises of small entrance hall, lounge / diner, conservatory, kitchen and two bedrooms. Outside there is a driveway providing off road parking and a fully enclosed rear garden. To really appreciate this property, viewing is highly recommended. EPC Energy Rating - D."



## ENTRANCE HALL

UPVC double glazed door to front aspect, UPVC double glazed window to front aspect, stairs to first floor, radiator and coving to ceiling.

## LOUNGE

15' 7" x 13' 8" (4.75m x 4.17m) (approx.) UPVC double glazed patio doors to rear aspect, double radiator, fire place and coving to ceiling.

## CONSERVATORY

10' 4" x 7' 8" (3.15m x 2.34m) UPVC double glazed construction, lean-to style. French doors to garden, laminate flooring and radiator.

## KITCHEN

Fitted with a range of base and eye level units with work surfaces over, one and a half stainless steel sink drainer units with mixer tap over, space for a cooker and fridge, extractor fan, plumbing for a washing machine, tiled flooring, pantry, UPVC double glazed window to front and rear aspect and UPVC double glazed door to side aspect.

## LEAN TO

16' 4" x 7' 3" (4.98m x 2.21m) (approx.) UPVC double glazed door to front and rear aspect, UPVC double glazed window to front aspect, laminate flooring and tap.

## FIRST FLOOR LANDING

UPVC double glazed window to front aspect, airing cupboard, laminate flooring and coving to ceiling.

## BEDROOM 1

19' x 8' 11" (5.79m x 2.72m) (approx.) UPVC double glazed window to front and rear aspect, over stairs shelving and single radiator.

## BEDROOM 2

10' 7" x 10' (3.23m x 3.05m) (approx.) UPVC double glazed window to rear aspect and single radiator.

## BATHROOM

Fitted with a three piece suite comprising low level W/C, pedestal wash hand basin and shower cubicle. UPVC double glazed window to front and side, fully tiled walls and coving to ceiling.

## OUTSIDE

The front of the property is walled with gated access and is mainly gravelled. The enclosed rear garden is astro-turfed with a paved patio and decking area and mature plants and shrubs.

## AGENTS NOTE

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 to 100) <b>A</b>		
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
England, Wales & N.Ireland		EU Directive 2002/91/EC

