

Christopher Close, Peterborough

£172,500 **Freehold**

QUENTIN MARKS

Key Features

2 1 C B

- Semi Detached House
- Popular Location
- 2 Bedrooms
- Bathroom with Shower
- Fitted Kitchen

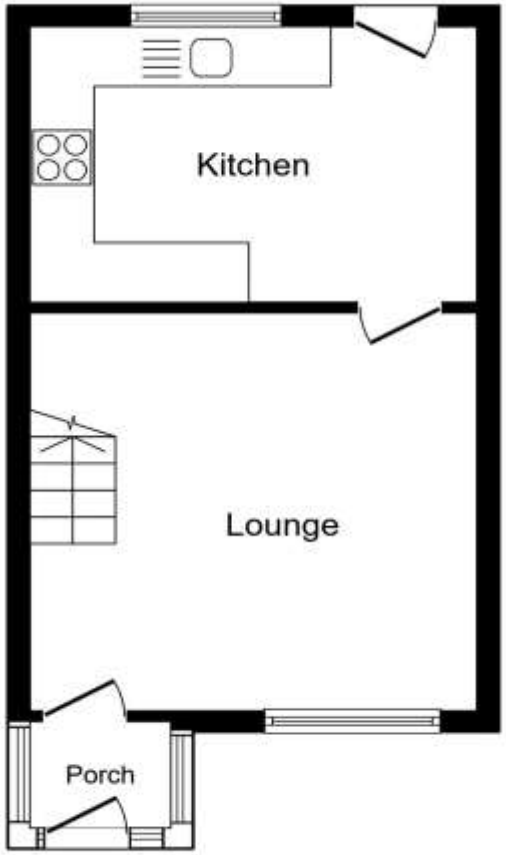
This modern semi-detached home is situated in a popular residential area and is well presented throughout. The property benefits from a driveway providing convenient off-road parking adjacent to the house.

The accommodation is entered via a small porch, which leads through to the front facing lounge. The lounge features stairs rising to the first floor and provides a comfortable living space. To the rear of the property is a breakfast kitchen extending across the width of the house. The kitchen is fitted with a range of base and wall units with complementary work surfaces and includes a gas hob with electric oven and extractor hood above. A Glow Worm gas-fired central heating boiler is also housed here. A door and window provide access and outlook to the rear garden.

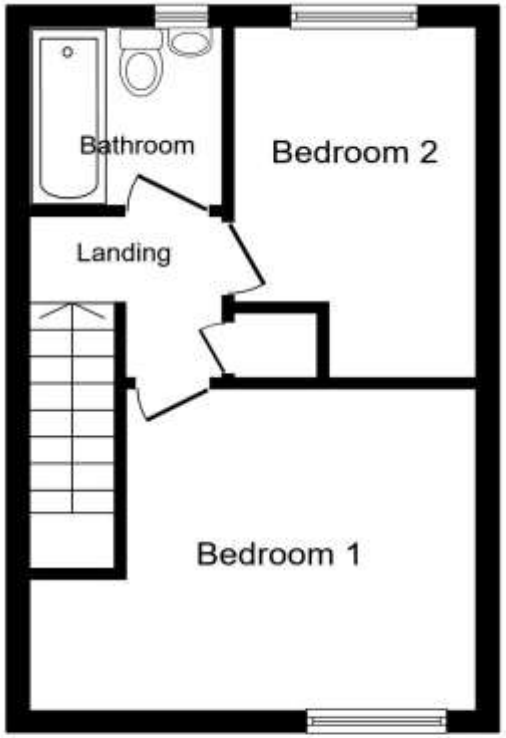








Ground Floor



First Floor

To the first floor, the principal bedroom is located at the front of the property and is a generous double room. The second bedroom, positioned to the rear, is also well proportioned. The bathroom is fitted with a modern three-piece suite comprising a bath with independent shower over, heated towel rail, and fully tiled walls.

Externally, there is a small front garden with a driveway to the side. The rear garden is south-facing, mainly laid to lawn, benefits from an outside tap, and is fully enclosed.

Room Measurements:
Lounge: 4.21m x 3.97m (13'9" x 13').
Kitchen: 4.18m x 2.77m (13'8" x 9'1").
Bedroom One: 3.24m x 3.14m (minimum) (10'7" x 10'3" minimum).
Bedroom Two: 3.54m (maximum) x 2.27m (11'7" maximum x 7'5").

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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The Property Ombudsman