



86 HIGH STREET PETERBOROUGH, PE6 7UY

£273,000
FREEHOLD

CHAIN FREE!!! GREAT FOR COMMUTERS!!!

THREE DOUBLE BEDROOM COTTAGE WITH NO FORWARD CHAIN, This home has a Front door leading to the LOUNGE, Kitchen/Breakfast Room, Dining Room, CONSERVATORY and a Shower Room, Upstairs, there are THREE DOUBLE BEDROOMS and a Family Bathroom.

86 HIGH STREET

- BEAUTIFUL 3 BEDROOM COTTAGE
- ALLOCATED PARKING
- CHARACTER FEATURES
- NO CHAIN
- TWO BATHROOMS
- LARGE LOUNGE WITH FEATURE FIREPLACE
- GREAT TOWN CENTRE LOCATION
- NEAR PETERBOROUGH
- GREAT FOR COMMUTERS
- CALL TODAY



Dining Room

The reception room / dining room, This room is entered into through the front door, with the staircase leading to the first floor, and an archway leading into the kitchen and a door leading to the lounge

Lounge

The lounge has a feature cast iron real fire and fitted carpet UPVC Windows

Kitchen

Galley style kitchen fitted with pine wall and base units with space for a washing machine, dishwasher and fridge freezer, built in double oven, gas hob and stainless steel extractor hood, along one wall is a built in breakfast bar.

Shower Room

Fitted shower room with a double sized shower tray, WC and hand basin.

Conservatory

Leading from the kitchen is a double glazed conservatory that tiled walls and flooring, with double doors opening into the garden.

Bedroom 1

Fitted carpet with UPVC windows and radiators

Bedroom 2

Fitted carpet with UPVC windows and radiators

Bedroom 3

Fitted carpet with UPVC windows and radiators

Bathroom

Window to rear.

Outside

Rear Garden which leads to the allocated parking area

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ADDITIONAL INFORMATION

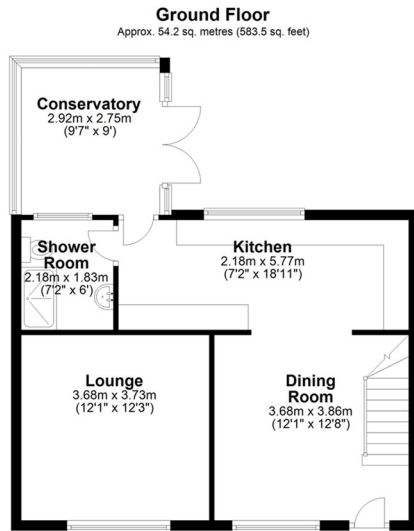
Local Authority – peterborough

Council Tax – Band B

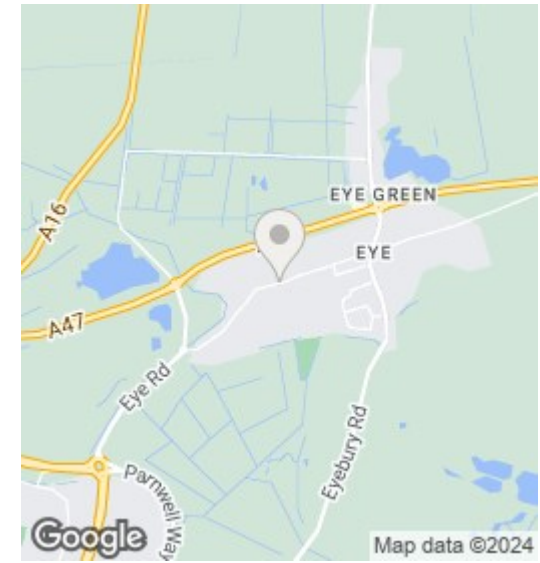
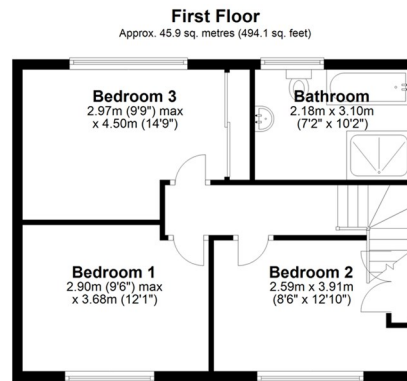
Viewings – By Appointment Only

Floor Area – 1077.00 sq ft

Tenure – Freehold



Total area: approx. 100.1 sq. metres (1077.6 sq. feet)
86 high street eye



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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