



FITZJOHN
SALES & LETTINGS

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44 Smallwood Ravensthorpe Peterborough PE3 7LN

£170,000



Located within easy reach of the new City Hospital, road links and the City Centre is this end terraced home WITH NO FORWARD CHAIN. Accommodation comprises gas central heating, UPVC double glazing, kitchen diner, living room, three bedrooms, bathroom with separate cloakroom. Outside is an enclosed garden to the rear and communal parking area. ***IDEAL FIRST TIME BUY/INVESTMENT PURCHASE ***



Entrance Hall Stairs to first floor

Utility/Storage cupboard under stairs

Living Room 4.47m (14'8") x 3.30m (10'10") Window to rear, fitted carpet, radiator, TV point.

Kitchen/Diner 5.49m (18') x 2.46m (8'1") Patio doors to rear garden, tiled flooring, window to front, fitted with a matching range of base and eye level units, work stops over, sink unit with single drainer with mixer tap, built in electric oven, built in electric four ring hob.

First Floor Landing

Bedroom 3 3.61m (11'10") x 1.78m (5'10") Window to rear, carpet, radiator.

Bedroom 2 3.69m (12'1") x 1.78m (5'10") Window to rear, carpet, radiator.

Bedroom 1 3.69m (12'1") x 3.61m (11'10") Window to rear, carpet, radiator.

Family Bathroom Two piece suite with panelled bath, vanity was hand basin, window to front.

Cloakroom Low level WC, window to front.

OUTSIDE

Enclosed garden to rear with panelled fencing, laid to lawn with small paved patio area. Timber garden shed. Gated to side. Communal parking area.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

