



FITZJOHN
SALES & LETTINGS

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79 Atherstone Avenue Netherton Peterborough PE3 9UG

Guide price £295,000



A detached family home on a good size plot, located in the sought after area of Netherton, close to local amenities, New City Hospital, City Centre, train station and in the catchment area of Jack Hunt School. The property offers two reception rooms, kitchen, three bedrooms and a family bathroom. Outside is a good sized garden to the rear and a driveway to the single garage. THIS PROPERTY HAS LAPSED PLANNING PERMISSION FOR AN EXTENSION *** AN EARLY VIEWING IS ESSENTIAL ***



Entrance Porch

Two windows to side, radiator, laminate flooring, artexed ceiling with ceiling spotlight, meter cupboard, door to:

Lounge 5.56m (18'3") x 3.71m (12'2")

Window to front, fireplace, two radiators, oak flooring, telephone point, TV point, power point(s), coving to artexed ceiling with recessed ceiling spotlights, carpeted stairs to first floor landing with under-stairs storage and feature living flame effect fireplace with marble surround, open plan to dining room.

Kitchen 2.77m (9'1") x 2.69m (8'10")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap with tiled splashbacks, under-unit lighting, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric oven, built-in gas hob with extractor hood over, window to rear, power point(s) with ceiling spotlights.

Dining Room 2.77m (9'1") x 2.77m (9'1")

Radiator, oak flooring, power point(s), wall light(s), coving to ceiling with ceiling light, serving hatch from Kitchen, two double doors.

First Floor Landing

Window to side, Storage cupboard, fitted carpet, power point(s), coving to artexed ceiling with ceiling light, access to loft space, airing cupboard.

Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over, wash hand basin and close coupled WC, tiled surround, window to rear, radiator, vinyl flooring, coving ceiling with ceiling light.

Bedroom 1 2.92m (9'7") x 2.76m (9'1") max

Window to rear, radiator, pine flooring, TV point, power point(s), coving to artexed ceiling with ceiling spotlights.

Bedroom 2 3.52m (11'7") x 2.92m (9'7")

Window to front, Storage cupboard, radiator, fitted carpet, TV point, power point(s), artexed ceiling with ceiling light, fitted wardrobe(s) with full-length mirrored sliding doors.

Bedroom 3 2.84m (9'4") x 1.92m (6'4")

Window to front, radiator, fitted carpet, power point(s), coving to artexed ceiling with ceiling light.

OUTSIDE:

A covered entrance to the front, outside lighting, low maintenance garden is laid to lawn with gravel and a brick boundary wall. A driveway to the side leads to double gates in turn giving access to a single garage. Single garage with metal up and over door and personal access door to garden. The rear garden is mature and established, laid to lawn with a variety of shrubs and borders, timber decked seating area and the garden is enclosed by panelled fencing.

Area Map



Floor Plans



Energy Efficiency Graph

