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SALES & LETTINGS

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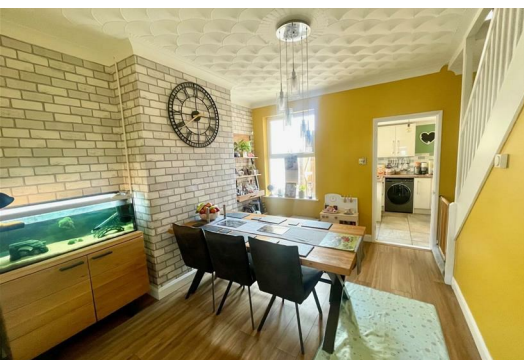
## 10 St. Marys Street Farcet Peterborough PE7 3AR

Asking price £180,000



St Marys Street, Farcet, PE7 3AR – Charming Two Bedroom Terraced House

This well-presented two-bedroom terraced house, located in the sought-after village of Farcet, offers an excellent opportunity for both first-time buyers and buy-to-let investors.





The property comprises a comfortable lounge, a separate dining room, and a functional kitchen, providing a practical layout for everyday living.

Upstairs, you will find two spacious double bedrooms, perfect for a growing family or as guest rooms, alongside a four-piece family bathroom, featuring both a bath and a separate shower.

The property benefits from UPVC double glazing throughout, ensuring warmth and energy efficiency, and gas central heating, keeping the home cosy all year round.

Externally, there is convenient on-street parking to the front, while the rear garden is fully enclosed, providing a private outdoor space. Additionally, the property boasts a brick-built shed, offering useful storage or a potential workshop area.

With an asking price of £180,000, this property would be ideally suited to a first-time buyer looking to settle in a peaceful village setting or an investor seeking a solid buy-to-let opportunity. Viewings are highly recommended to fully appreciate the potential of this charming home. Contact us today to arrange a viewing.

- Lounge - 11'1 x 12'11
- Carpeted flooring, radiator, uPvc double glazed windows, open fire place.
- Dining Room - 12'7 x 12'10
- Laminate flooring, radiator, uPVC double glazed window facing the rear, stairs to first floor landing, storage cupboard.
- Kitchen - 8'8 x 7'0
- Tiled flooring, radiator, uPVC double glazed window facing the side, uPVC double glazed door. Fitted wall and base units, space for washing machine, integrated fridge/freezer, space for freestanding oven. Sink with drainer and mixer tap.
- Bedroom One - 11'0 x 12'11
- Carpeted flooring, radiator, uPVC double glazed window facing the front.
- Bedroom Two - 12'8 x 7'10
- Carpeted flooring, radiator, uPVC double glazed window facing the rear.
- Family Bathroom - 8'6 x 7'1
- Vinyl flooring, radiator, uPVC double glazed window facing the rear, standard WC, pedestal mounted wash hand basin, panelled bath, double enclosure shower.
- Front -
- On street parking
- Rear -
- Enclosed by timber lap fencing, mainly laid to gravel with a patio area.

Area Map



Floor Plans



Energy Efficiency Graph

