



## 18 Ringstead Road Peterborough PE4 7PN

Guide price £210,000

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This well-presented three-bedroom terrace house offers a fantastic opportunity for families and first-time buyers alike. Located in the popular area of Paston, the property is ideally situated close to local amenities, schools, and excellent transport links.



Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient downstairs WC. The ground floor offers a generous lounge, perfect for relaxing and entertaining, and a spacious kitchen/diner, ideal for family meals and cooking. Upstairs, the property features two double bedrooms and a single bedroom, making it a versatile home for a range of buyers. The family bathroom completes the accommodation.

Externally, the property benefits from enclosed gardens to both the front and rear. The rear garden is mainly laid to lawn, providing a great space for outdoor activities. Vehicular access at the back allows for off-road parking for two vehicles, offering added convenience. Recent improvements include the installation of a new gas combi boiler and uPVC double glazing throughout, ensuring energy efficiency and modern comfort.

The property holds an energy performance rating of C and falls within Council Tax Band A. This lovely home is ready for its next owners to move in and enjoy.

Entrance Hall - 20'9 x 5'6

Carpeted flooring, radiator, stairs to first floor landing, wooden doors to all ground floor accommodation, uPVC double glazed front and back doors, four storage cupboards.

W/C - 5'1 x 2'1

Carpeted flooring, standard WC, wooden framed window, wall mounted sink with tiled splash backs.

Lounge - 11'4 x 12'9

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Kitchen/Diner - 11'1 x 12'10

Vinyl flooring, radiator, uPVC double glazed window facing the garden. Fitted wall and base units, one and half bowl sink with mixer tap and drainer, space for washing machine and dryer, space for fridge/freezer.

Landing - 8'2 x 9'0

Carpeted flooring, wooden doors to all first floor accommodation, loft access, boiler cupboard & storage cupboard.

Bedroom One - 11'3 x 12'3

Carpeted flooring, radiator, uPVC double glazed window facing the front.

Bedroom Two - 11'1 x 9'5

Carpeted flooring, radiator, uPVC double glazed window facing the front, storage cupboard.

Bedroom Three - 8'3 x 9'P

Laminate flooring, radiator, uPVC double glazed window facing the front, storage cupboard.

Bathroom - 5'2 x 6'4

Vinyl flooring, radiator, uPVC double glazed window facing the rear, standard WC, pedestal mounted wash hand basin, panelled bath, part tiled walls & extractor fan.

Front -

Enclosed front garden which is mainly laid to lawn with hedges to the front and side providing privacy.

Rear -

Enclosed by timber lap fencing mainly laid to lawn with vehicular access to the rear providing parking for two vehicles on a gravelled area to the rear of the garden.

## Area Map



## Floor Plans



## Energy Efficiency Graph

