



FITZJOHN
SALES & LETTINGS

62 Hargate Way,
Hampton Hargate, Peterborough,
Cambridgeshire, PE7 8DS

Tel 01733 555520
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



7 Cane Avenue Peterborough PE2 9QT

Offers in excess of £280,000



Modern detached four bedroom home located in the popular area of Sugar Way, close to schools, local amenities and the City Centre and train station. The property comprises two reception rooms, gas central heating, double glazing, four bedrooms, en suite, family bathroom, garden and single garage.



ENTRANCE HALLWAY

UPVC double glazed window to front aspect, radiator.

DINING ROOM

9' 8 x 8' 5 (2.95m x 2.57m)

Two UPVC double glazed windows to front aspect.

KITCHEN

11' 1 x 10' 11 (3.38m x 3.33m)

Fitted in a range of base, drawer and eye level units with worktops over, one and half bowl stainless steel sink with mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, UPVC double glazed window to rear aspect, radiator, ceramic tiled flooring, part glazed door to garden, stairs to first floor and landing.

SHOWER ROOM & WC

comprising of a low level WC, pedestal wash hand basin, Shower unit and shower, tiled splashbacks, UPVC obscure double glazed window to front aspect.

LOUNGE

16' 0 x 13' 0 (4.88m x 3.96m)

Double radiator, telephone point, TV point, UPVC double glazed french double doors to garden.

FIRST FLOOR AND LANDING

MASTER BEDROOM

10' 10 x 9' 8 (3.30m x 2.95m)

UPVC double glazed window to front aspect, telephone point, TV point.

EN-SUITE SHOWER ROOM

Three piece suite comprising of a separate shower cubicle with fitted shower ove, pedestal wash hand basin with tiled splashbacks, and a low level WC, UPVC obscure double glazed windows to front aspect, radiator.

BEDROOM TWO

10' 4 x 9' 0 (3.15m x 2.74m)

UPVC double glazed window to rear aspect, radiator.

BEDROOM THREE

8' 11 x 8' 1 (2.72m x 2.46m)

UPVC double glazed window to front aspect, radiator.

BEDROOM FOUR

8' 0 x 6' 9 (2.44m x 2.06m)

UPVC double glazed window to rear aspect, radiator.

BATHROOM

Three piece suite comprising of a low level WC, pedestal wash hand basin, panelled bath, tiled surround, UPVC obscure double glazed window to rear aspect, radiator.

OUTSIDE

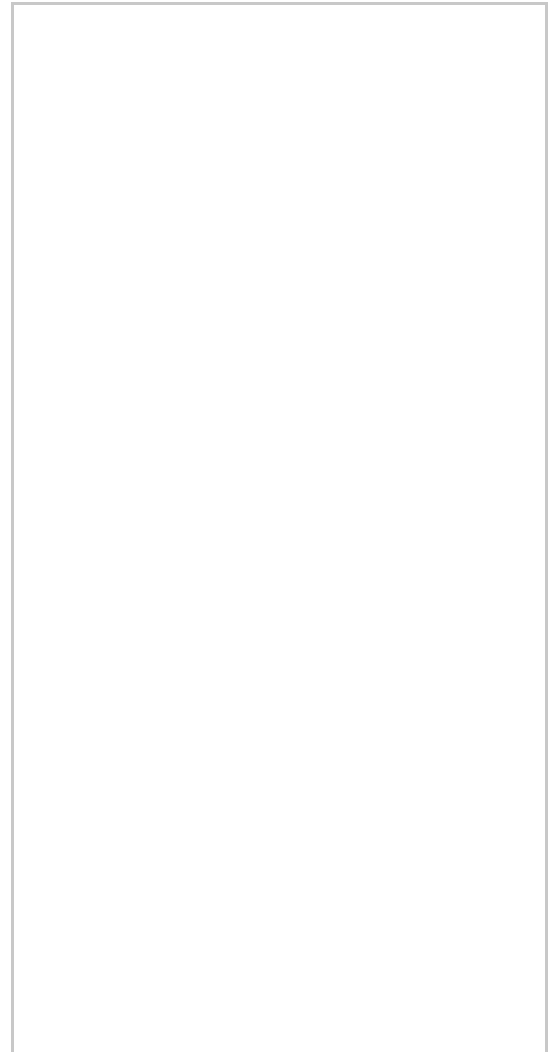
To the front is a driveway to the side leading to a garage.

The rear garden has a paved patio area, mainly laid to lawn, enclose by timber fencing with side gated access.

Area Map



Floor Plans



Energy Efficiency Graph

