

**For Sale**  
**3 Bedrooms Detached**  
**Warwick Road, Walton, PE4 6DA**

Detached three bedrooms family home situated in a prime location of Walton, the property is offered with no upward chain, consists of Lounge to dining room, fitted kitchen and bathroom and guest cloakroom, the property in need of modernisation. Benefits from gas heating and Upvc double glazing. Enclosed rear garden, front garden. Off road parking to single attached garage.



Double Glazed \* Fitted Kitchen \* Guest Cloakroom \* Front Garden \* Gas  
Central Heating \* Enclosed Garden \* Single Garage \* Needs Modernisation

**Asking price of £300,000 freehold**

Homesabout Estate Agents & Lettings Ltd  
Suite 8 Asset House, 26 - 28 Thorpe Wood Business Park, Thorpe Wood,  
Peterborough, Cambridgeshire, PE3 6SR  
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# Warwick Road, Walton, PE4 6DA

<b>Entrance porch</b>	
<b>Entrance hall</b>	Single radiator, wall mounted thermostat. built-in cupboard.
<b>Cloakroom</b>	Fitted two-piece suite consist of closed couple WC and wash hand basin. Upvc double glazed window to side.
<b>Lounge</b>	12'2" x 12'2" (3.71m x 3.71m) Covered ceiling. Upvc double glazed window to front and side. Floor mounted gas fire (not checked) sliding door to:
<b>Dining room</b>	16'6" x 10'5" (5.03m x 3.18m) Coved to ceiling. Single radiator. Open flue fire place, two wall light points. Sliding patio to rear and garden.
<b>Kitchen</b>	14'5" x 8'9" (4.39m x 2.67m) Wall and base units, complementary work surface over. Plumbing and space for washing machine. Gas cooker point. Upvc double glazed window to rear and side aspects. walking pantry.
<b>Landing</b>	Coved to ceiling. Single radiator. Upvc double glazed window to front and side aspects. Airing cupboard and access to loft space.
<b>Bedroom one</b>	Coved to ceiling. Single radiator. Upvc double glazed window to front.
<b>Bedroom two</b>	10'5" x 12'6" (3.18m x 3.81m) Coved to ceiling. Single radiator. Upvc double glazed window to rear.
<b>Bedroom three</b>	8'9" x 7'5" (2.67m x 2.26m) Coved to ceiling. Single radiator. Upvc double glazed window to rear.
<b>Bathroom</b>	Fitted three-piece suite (need modernisation)
<b>Outside</b>	
<b>Rear garden</b>	Enclosed rear garden, patio area and mature shrubs.
<b>Front</b>	Enclosed by fence, mature shrubs.
<b>Driveway to single garage</b>	Electric door, power and light.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		81
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

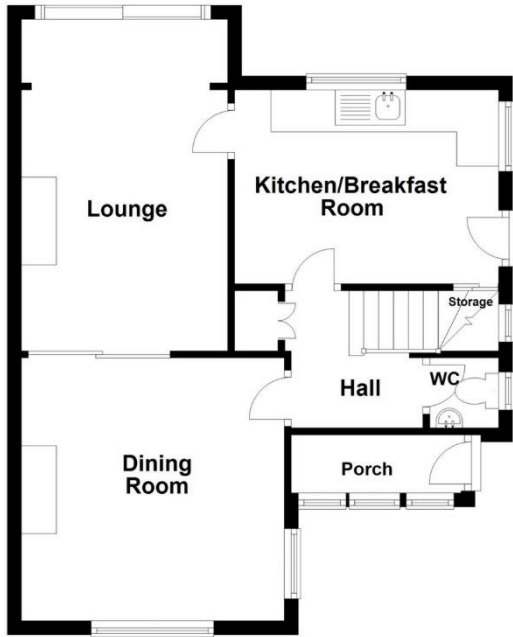
VIEWING BY APPOINTMENT WITH AGENTS HOMESABOUT ESTATE AGENTS & LETTINGS LTD  
 OPENING HOURS: 9.00 to 17:30 Mon to Fri, 9:00 to 13:30 Saturdays, Closed Sundays & Bank Holidays,  
 Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.

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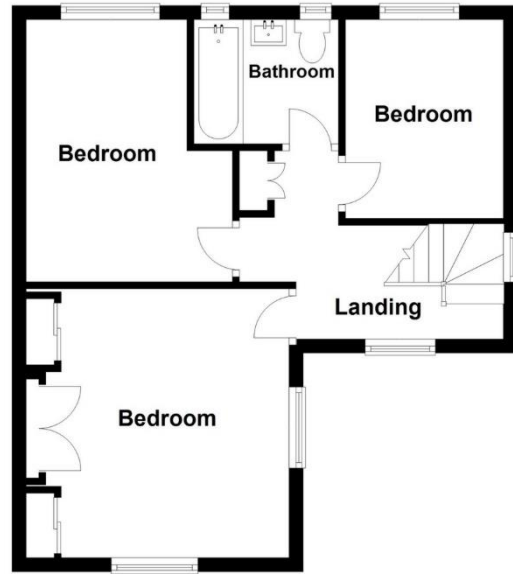
### Ground Floor

Approx. 48.4 sq. metres (521.3 sq. feet)



### First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



Total area: approx. 91.1 sq. metres (981.0 sq. feet)