



# Meynell Walk PE3 9RR



Three Bedrooms



86sqm / 926 sqft



Family Bathroom



Presented in excellent condition throughout, this three bed semi-detached home is set on Meynell Walk in Netherton. Situated close to Peterborough city centre and the train station, this home is ideally located for those needing easy access into the centre.

Upon entrance to the property is a porch, which leads directly into the living room. It's well decorated throughout and plenty of natural light floods the room. There is a dining area, which could also be used as a playroom just off the lounge and the kitchen is also accessed from here too.

The kitchen has been well maintained and contains plenty of units and a small pantry for storage. The rear door leads out to the side of the home, where the single garage is located. There is a gazebo area to the side of the property, which is perfect for sheltered outdoor space. This then leads through to the rear garden, which has a patio area and extensive lawns. It is a great size garden and one which has plenty of room for the children to play in.

Upstairs there are three bedrooms, two of which are double rooms. The third room is a single room and all three rooms are neutrally decorated. A bathroom splits these rooms and is contemporary in nature, containing a bath, shower overhead, toilet and hand basin.

To the front and side of the property is a small garden and a driveway which will park two vehicles. This property currently has a tenant in situ and is offered for sale with no onward chain.



Measurements:

Living Room: 5.5m x 3.77m (18' x 12'4")

Dining Room: 2.8m x 2.67m (9'2" x 8'9")

Kitchen: 2.8m x 2.72m (9'2" x 8'11")

Bedroom One: 3.71m x 3.4m (12'2" x 11'2")

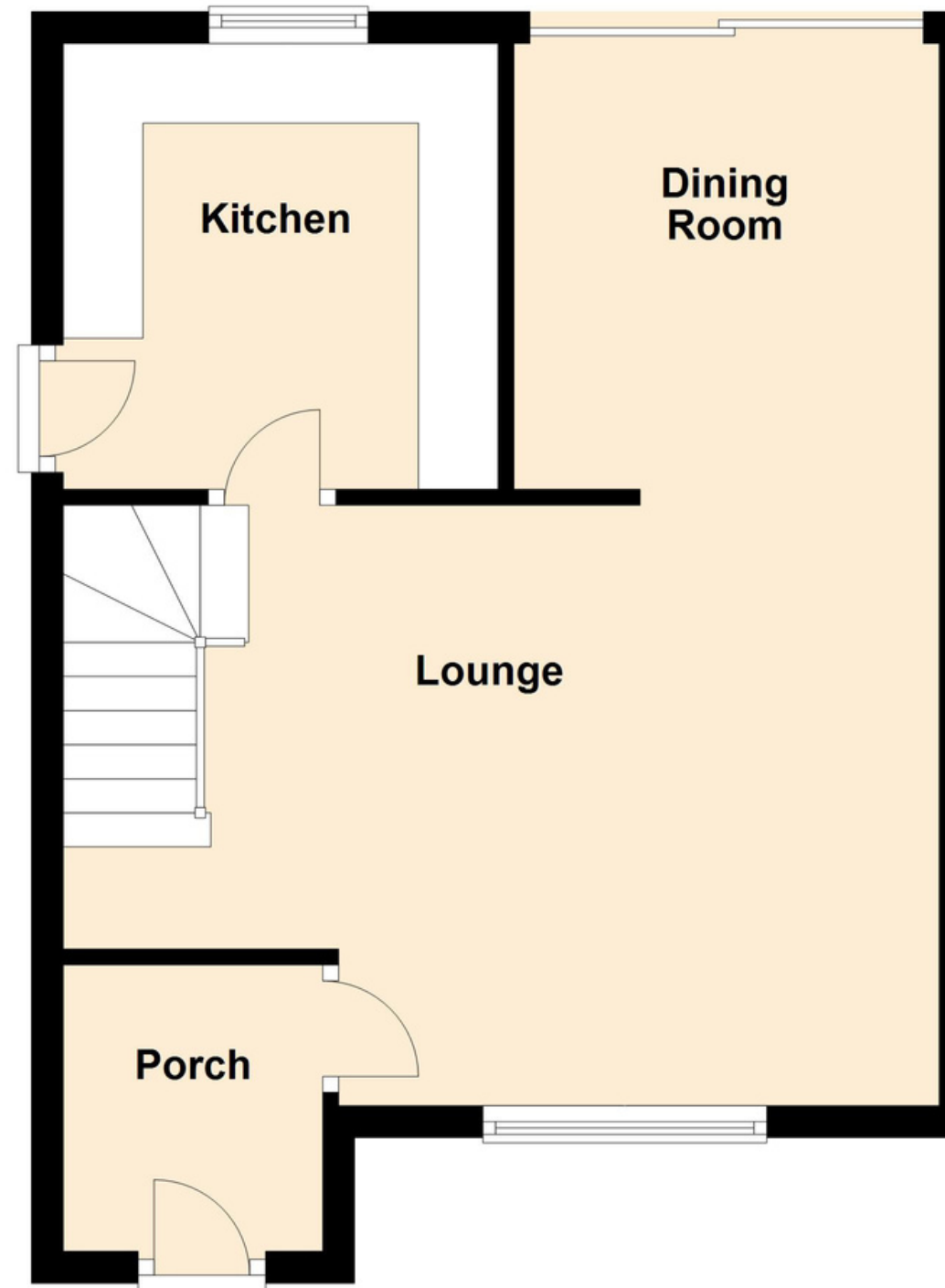
Bedroom Two: 3.4m x 2.9m (11'2" x 9'6")

Bedroom Three: 2.04m x 2.42m (6'6" x 7'11")

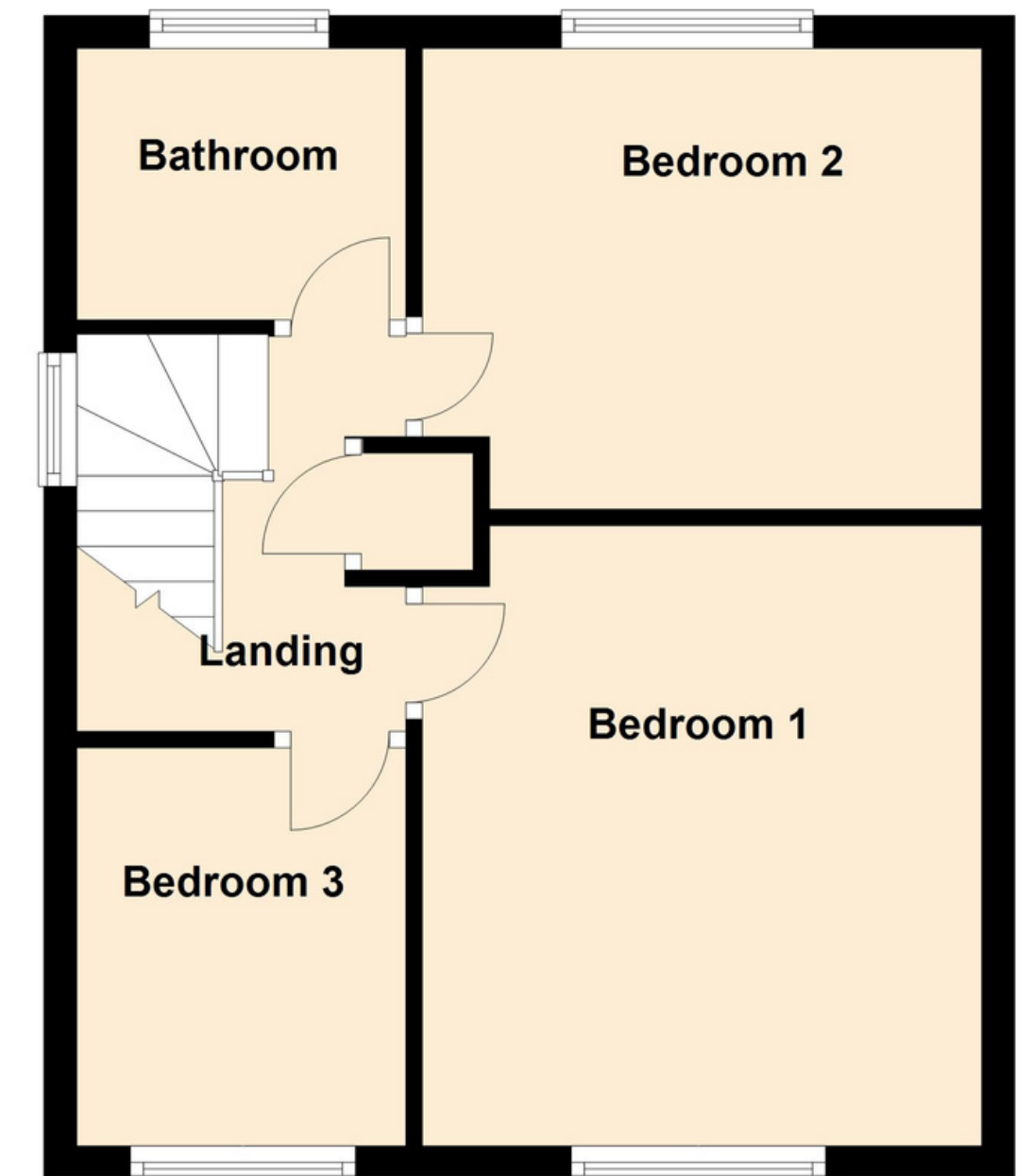
Specifications:

- EPC Rating - D
- Council Tax Band - C
- Windows - UPVc Double Glazed
- Heating - Gas Central Heating
- Internal Area - 841.9 sq ft

**Ground Floor**



**First Floor**



To hear more about Meynell Walk  
Please call 01733 893 520