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**Two Bedrooms**

**Close to local shops and amenities**

**Spacious Lounge/Diner**

**Terraced**

**Generous Garden**

**Ideal Investment/First-time Buyer**



**Montagu Road**  
Peterborough, PE4 6EE

**Offers in Excess of**  
**£130,000**

Wilson & Co are pleased to present this two-bedroom terraced property located in the popular location that is Walton. This property comprises of a lounge/diner, kitchen, two double bedrooms, a family bathroom as well as a generous garden. The property is situated close to local shops, amenities and schools. Viewings are highly recommended.

#### Entrance Hall

Lounge- 9' 7" x 12' 2" (2.981m x 3.722m)- The lounge is fitted with laminate flooring and has a lovely fireplace. It also has a wall-mounted radiator and double glazing.

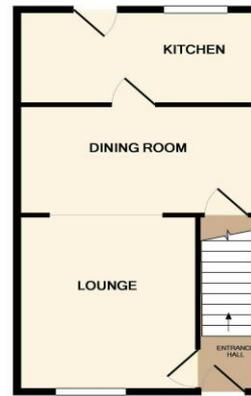
Dining area- 7' 6" x 15' 3" (2.333m x 4.666m) The dining area is spacious and currently holds a large 6 seat table.

Kitchen- 13'7" x 7' 3" (4.182m x 2.235m) The kitchen is very modern and has space for a washing machine, tumble dryer, fridge freezer and dishwasher. It also has a built-in oven and four ring gas hob with an extractor hood.

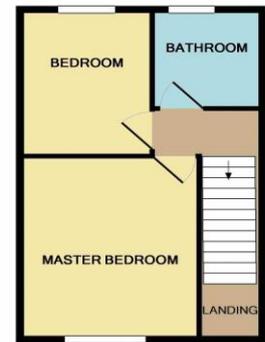
Master bedroom- 10' 1" x 12' 1" (3.099m x 3.718m)- The Master bedroom is spacious and holds a double bed with ample room for wardrobes and draws to be placed. There is also a wall mounted radiator and double glazing.

Bedroom 2- 10' 1" x 8' 7" (3.098m x 2.670m)- This room is large enough to hold a double bed. It also has a wall mounted radiator and double glazing.

Bathroom- 7' 5" x 5' 1" (2.290m x 1.567m) -The family bathroom comprises of a three-piece suite with a WC, wash basin and bath.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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