



Connells

Kentwell Road
Hampton Gardens PETERBOROUGH

Kentwell Road Hampton Gardens PETERBOROUGH PE7 8RD

for sale offers in excess of
£280,000



Property Description

This beautifully presented four-bedroom mid-terraced townhouse offers generous and versatile accommodation arranged across three well-designed floors. Ideal for families or anyone seeking flexible living space, this modern home combines a spacious layout with practical features and a welcoming finish throughout.

The ground floor opens into a hallway with a convenient cloakroom and leads through to a large open-plan kitchen/living area at the rear of the property. This bright, sociable space enjoys direct access to the enclosed rear garden, creating an excellent indoor-outdoor flow perfect for dining, relaxing, or entertaining.

The first floor provides two well-proportioned rooms, one of which can serve as a comfortable lounge or an additional bedroom depending on your needs. A family bathroom is also located on this floor.

The top floor features two further double bedrooms, including a primary bedroom with its own en-suite shower room, offering a private retreat.

Outside, the property benefits from a fully enclosed rear garden, ideal for families or pets, along with a driveway and a garage situated at the rear—providing valuable off-road parking and storage.

This superb townhouse delivers space, flexibility, and convenience in equal measure, making it a fantastic home for a wide variety of buyers.

Entrance Hall

Door to front, radiator, smart thermostat with boiler connection and stairs to first floor.

Cloakroom

Low level WC, wash hand basin and radiator.

Kitchen/Lounge/Diner

UPVC double door and window to rear, carpet in lounge and under stairs storage cupboard. Kitchen - Window to the front, high and low level storage with worktops over, tiled splashbacks, integrated fridge/freezer and dishwasher, oven with gas hob and hood, 1 and 1/2 stainless steel sink/drainers with mixer tap.

First Floor

Bedroom Three

Window to front, storage cupboard, carpet and radiator.

Lounge/Bedroom Four

UPVC double door to rear, Juliet balcony, carpet and radiator.

Bathroom

Bath with shower over and glass screen, tiled wall surround, tiled splashbacks, WC, wash hand basin and radiator.

Second Floor

Bedroom One

Window to front, carpet and radiator.

En-Suite

Shower cubicle, tiled walls in shower, WC, wash hand basin and radiator.

Bedroom Two

Window to rear, storage cupboard, carpet and radiator.

Outside

Rear Garden

Enclosed, laid to lawn, path to side and gravel to side.

Driveway

Path to rear garden.

Garage

Up and over door and power and lighting with EV charging access point.

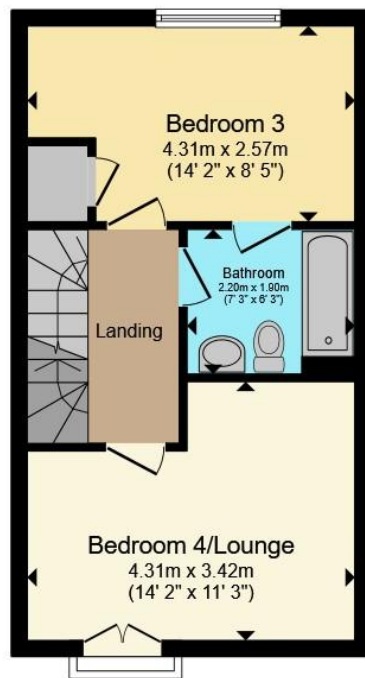
Agent Note

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

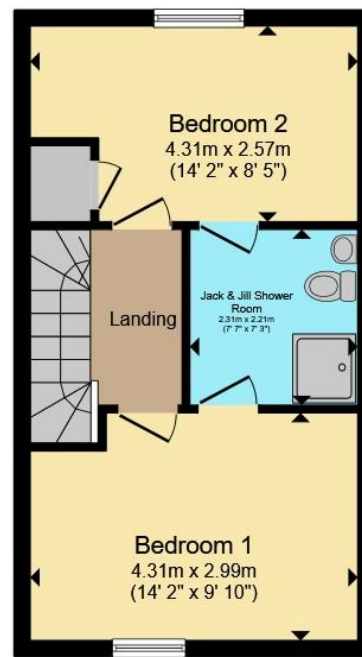




Ground Floor



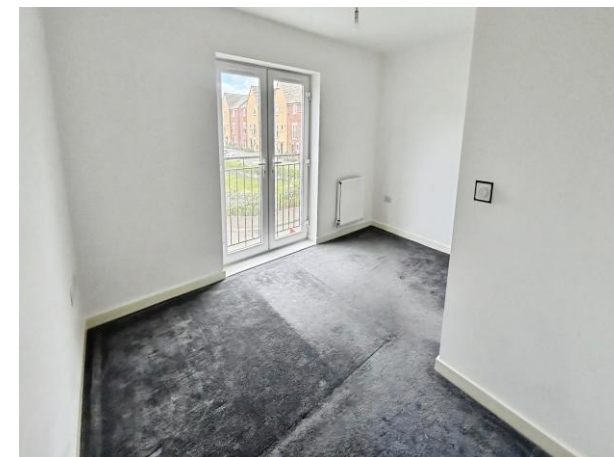
First Floor



Second Floor

Total floor area 104.3 m² (1,123 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

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EPC Rating: B Council Tax
Band: D

view this property online connells.co.uk/Property/PBO312740

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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