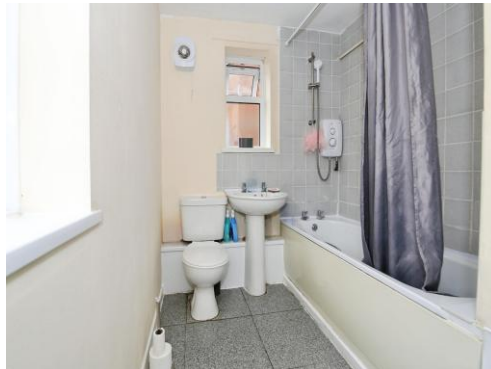






Property Description

Situated in a popular residential location, this attractive two-bedroom semi-detached property offers a fantastic combination of comfortable living space and excellent outdoor amenities.

The accommodation is accessed via an entrance hall leading through to a spacious lounge/diner, creating a versatile living and entertaining area with plenty of natural light and direct access to the rear garden. The separate kitchen is well positioned and provides ample storage and worktop space, while a useful utility room and ground floor cloakroom add practicality to everyday living.

To the first floor, the landing gives access to two generous bedrooms, including a spacious principal bedroom and a well-proportioned second bedroom, both offering flexible accommodation for couples, small families or those working from home. A family bathroom completes the first-floor layout.

Externally, the property benefits from a large enclosed rear garden, ideal for outdoor entertaining, gardening or family enjoyment, offering a good degree of privacy and space. To the front and side, there is off-road parking for multiple vehicles, providing convenience for homeowners and visitors alike.

This excellent home combines well-balanced accommodation with generous outdoor space and must be viewed to be fully appreciated.

Agent Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.'

Entrance Hall

Window to the front, stairs to first floor.

Kitchen

Windows to the front and side, high and low level storage with worktops over, space for washing machine and fridge freezer, tiled splashbacks, cooked with gas hob, coving and radiator.

Lounge/Diner

Window to the rear, carpet and radiator.

Utility Room

Window to the rearm

Downstairs Wc

Window to the side, WC and wash hand basin.

First Floor Landing

Window to the front, storage cupboard, carpet and loft access.

Bedroom One

Window to the rear, carpet and radiator.

Bedroom Two

Window to the rear, carpet and radiator.

Bathroom

Windows to the front and side, bath with shower over, WC, wash hand basin.

Outside

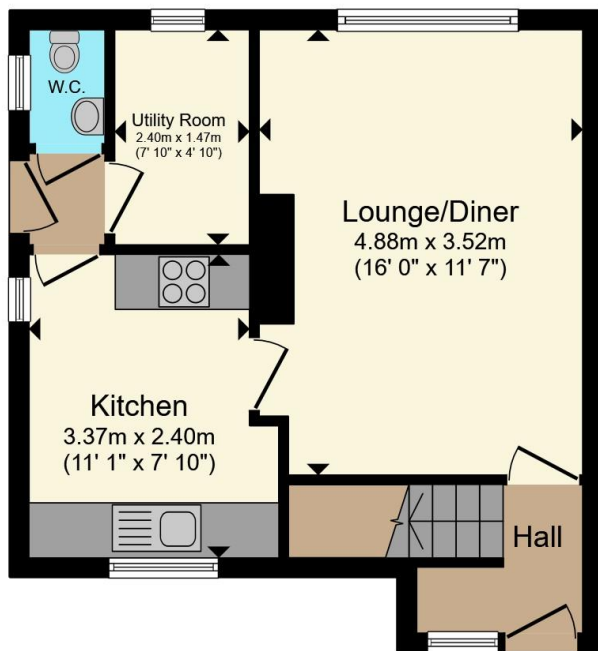
Rear Garden

Mainly laid to lawn, gravel area and astro turf.

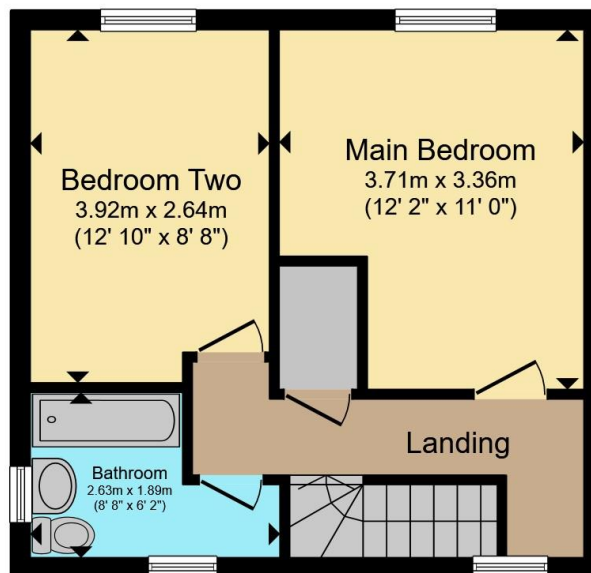
Front

Gravel off road parking for more than one vehicle.





Ground Floor



First Floor

Total floor area 70.7 m² (761 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

Connells

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EPC Rating: B Council Tax
 Band: A

view this property online connells.co.uk/Property/PBO313021

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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