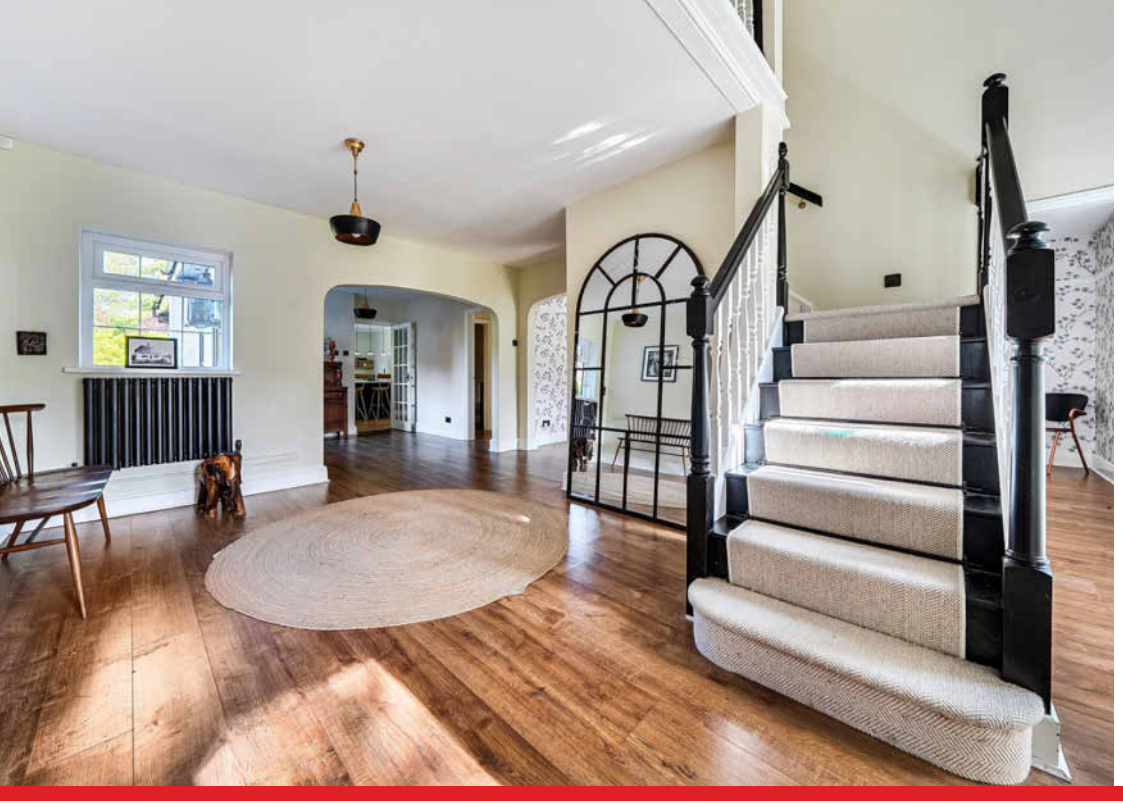


Oundle Road, Peterborough

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Oundle Road, Peterborough

Entrance Hall

Reception Room

21' 9" x 18' 7" (6.63m x 5.66m)

A ground floor reception room that is both light and bright. This space features doors leading to the gardens surrounding the property and includes an open layout meaning the space can be rearranged to suit any buyers requirements alongside an inglenook fireplace with log burner & stone hearth.

Dining Room

17' 6" x 10' 10" (5.33m x 3.30m)

A dining room looking out the side of the property providing an added space for buyers to use for relaxing or entertaining guests.

Kitchen

17' 6" x 14' 9" (5.33m x 4.50m)

A gorgeous Kitchen complete with ample space for both built-in & free-standing appliances. Featuring a collection of modern improvements including; granite worktops, breakfast bar, fitted range cooker, utility/pantry cupboard and additional storage. French doors provide access into the rear garden.

W/C

A downstairs W/C complete with fitted W/C and wash basin.

Garden Room

28' x 18' 10" (8.53m x 5.74m)

A fabulous Garden Room complete with ceramic flooring and large glass doors leading out into the garden. The perfect space for buyers to relax in an evening or to use for entertaining guests.

Landing

Master Bedroom

18' 6" x 15' 5" (5.64m x 4.70m)

A Master Bedroom that looks out over the side of the property and gardens. This room includes an ensuite bathroom with standing shower, w/c & wash basin alongside featuring plenty of space for a large bed and additional furniture.

Ensuite

An ensuite bathroom that's both stylish and modern, includes a standing shower, w/c & wash basin.

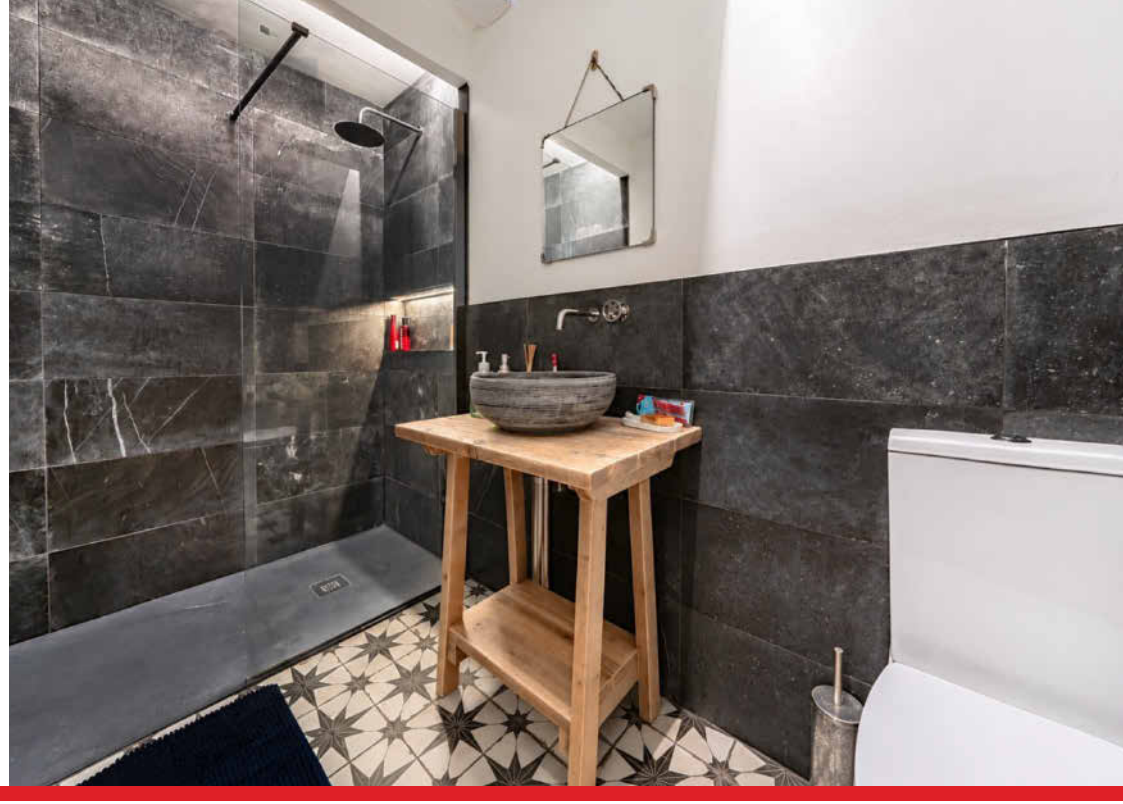
Second Bedroom

12' 10" x 11' 11" (3.91m x 3.63m)

A Second Bedroom that is both spacious and light. Able to accommodate a large bed and additional furniture as required.







Third Bedroom

14' 4" x 10' 11" (4.37m x 3.33m)

A Third Bedroom that is equally spacious and filled with natural light, Perfect as either another Bedroom, Office space or even an additional living area.

Main Bathroom

A Main Bathroom complete with a standing shower, w/c & wash basin.

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.'



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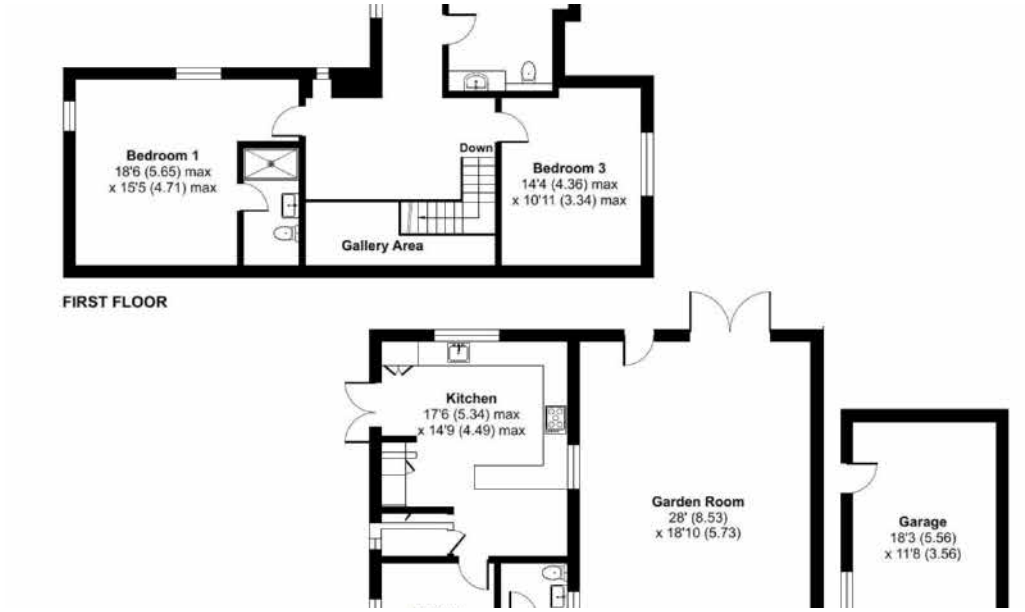
A stunning character home in the sought-after Orton Waterville area of Peterborough, offering easy access to local schools, the City Centre and A1. This stylish three-bedroom property blends period charm with modern living. Features include a cosy lounge with log burner, dining room, boot room, WC, spacious kitchen and bright garden room. Upstairs offers three generous bedrooms, en-suite to the principal bedroom, dressing room and family bathroom. Outside benefits from a gated driveway for three vehicles, mature gardens, a large covered terrace and patio area, ideal for entertaining. Early viewing is highly recommended.

Price

£650,000

EPC Rating: C
Council Tax Band: E
Tenure: Freehold





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To view this property please contact us on

01733 314 775

or email peterborough@connells.co.uk

14 Cowgate, Peterborough, Cambridgeshire PE1 1NA

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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

The Property Ombudsman

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