

Connells

Chamberlain Way
Peterborough

Chamberlain Way
Peterborough PE4 7EB

for sale
£170,000







Property Description

This vacant, chain-free two bedroom modern property offers an excellent opportunity for both first-time buyers and landlords. The accommodation includes two well-proportioned double bedrooms and a contemporary layout throughout. The lounge/diner is a bright and welcoming space, featuring doors that open directly onto a private, enclosed rear garden, ideal for both relaxation and entertaining. There is also a modern kitchen which benefits from built in appliances plus the added convenience of a cloakroom, while upstairs the property benefits from a modern shower room. Externally, the home offers driveway parking for two cars.

Early viewing is recommended to fully appreciate what this property has to offer. For further information or to arrange a viewing, please call Connells on 01733 579412.

Entrance Hall

Recently replaced double glazed front door into the entrance hall. Staircase to the first floor landing, smooth ceiling and door into the Kitchen.

Kitchen

Comprising a range of matching modern wall and base level units, worktops and a single drainer stainless steel sink with mixer tap over. Built in oven, grill and hob with extractor over. Plumbing for washing machine and space for a fridge freezer. Radiator, laminate flooring and UPVC double glazed window to the front. Doors into downstairs cloakroom and lounge/diner.

Cloakroom

Comprising a two piece suite to include a WC and wash hand basin with mixer tap. Laminate flooring and radiator.

Lounge/Diner

Radiator, smooth ceiling and UPVC double glazed French doors leading out the garden.

First Floor Landing

Smooth ceiling & doors off onto bedrooms and bathrooms.

Bedroom One

Radiator, Smooth ceiling, and UPVC double glazed window to the rear.

Bedroom Two

Radiator, smooth ceiling, door into storage cupboard and UPVC double glazed window to the front.

Shower Room

Comprising of a modern three piece suite to include a walk in shower with rainfall head and hose, wash hand basin with mixer tap and a WC. Smooth ceiling.

Outside

To the front of the property you have a mature and established planted area & a private driveway providing off road parking.

The rear garden is laid to lawn and surrounded by a timber built fence with gated access leading out of the rear.

Agents Note

There is an annual management fee of approx £156 per annum and there may be additional fees on completion. Please contact the branch for further information.

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.







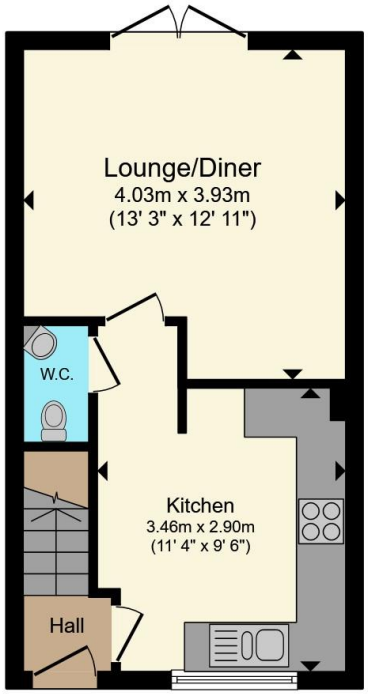




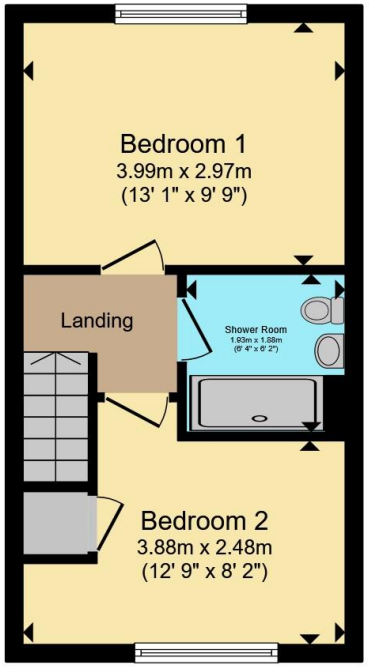








Ground Floor



First Floor

Total floor area 59.7 m² (642 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

To view this property please contact Connells on

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EPC Rating: B

Council Tax Band: B

Tenure: Freehold

The Property Ombudsman

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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 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.