

30 Monument Street  
PE1 4AG  
£1,300 Per month



## 30 Monument Street

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This beautifully presented family home opens into a welcoming porch leading to an expansive entrance hall that sets the tone for the rest of the property. The ground floor features a series of well-proportioned rooms including a lounge perfect for relaxing, a family room complete with an under stairs cupboard, and a cloakroom conveniently located in the inner lobby. Adjacent to this is a dining area that flows seamlessly into a tastefully re-fitted kitchen, equipped with modern appliances and finishes.

Ascending to the first floor, the landing connects to three bedrooms and a contemporary shower room. Bedroom one is a generously sized double with dual windows overlooking the front of the property and includes additional storage over the stairs. Bedroom two, with views of the rear garden, and bedroom three, benefitting from dual aspect windows to the side and rear, are both well-sized and flooded with natural light. The family shower room has been stylishly re-fitted to serve these bedrooms.

Externally, the property features a quaint front garden adding to its curb appeal, while the rear boasts a larger, enclosed garden perfect for family activities and outdoor dining.

This home is immediately available making it an excellent option for those looking to move swiftly. Its proximity to Peterborough city centre provides easy access to a plethora of shops, restaurants, and entertainment options, along with convenient transport links to London and beyond.

Ideal for a growing family or professionals seeking a blend of city life and serene living, this property on Monument Street promises a balanced lifestyle in one of Peterborough's most desirable areas.

Council Tax Band: B







Porch

Entrance Hall

Lounge  
12'05 x 10'05 (3.78m x 3.18m)

Family Room  
13'07 x 13'05 (4.14m x 4.09m)

Lobby

Cloakroom

Dining Area  
10'09 x 8'11 (3.28m x 2.72m)

Kitchen  
14'0 x 8'11 (4.27m x 2.72m)

Landing

Bedroom One  
13'09 x 12'07 (4.19m x 3.84m)



Bedroom Two  
13'04 x 10'01 (4.06m x 3.07m)

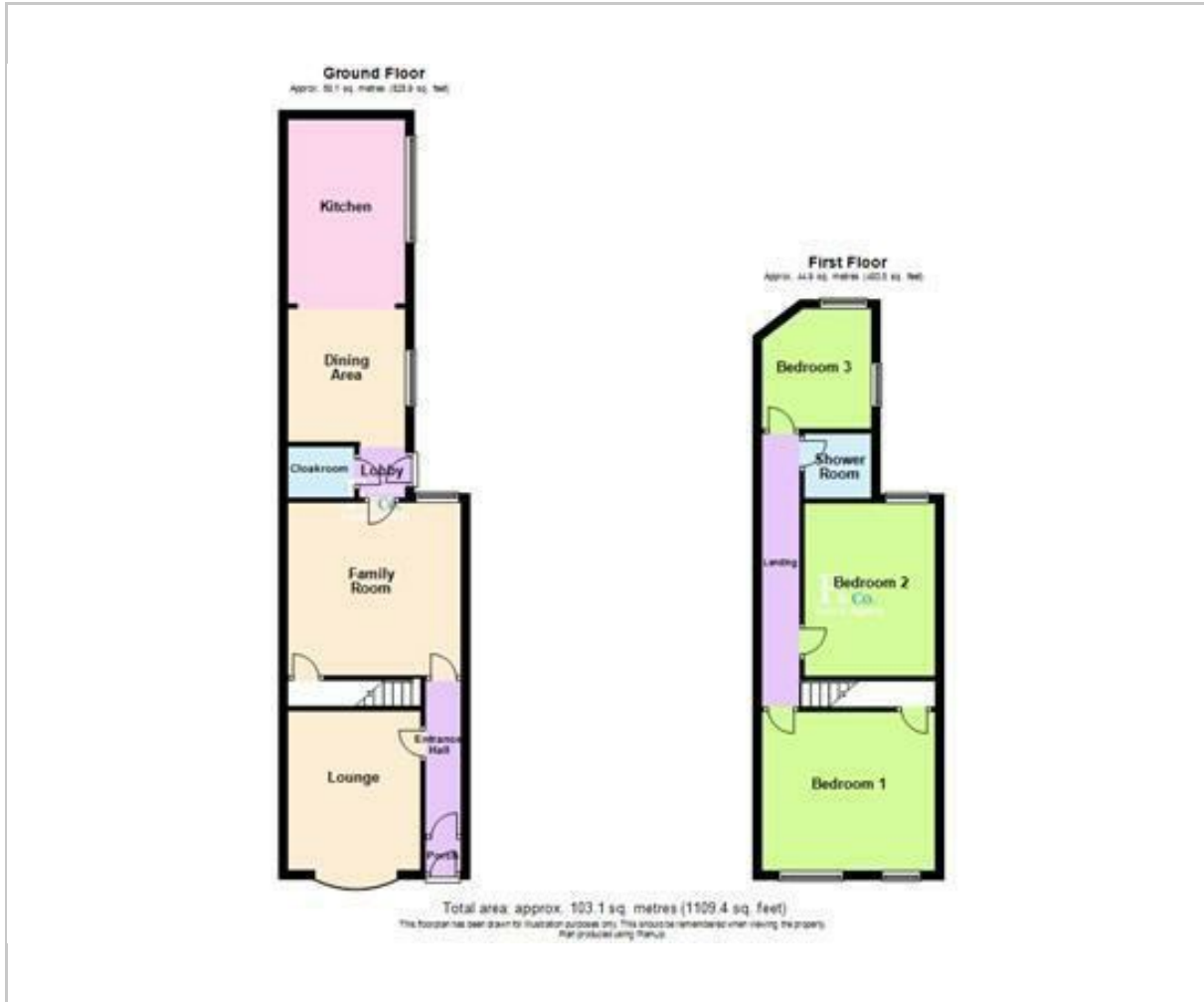
Bedroom Three  
9'06 max x 8'11 max (2.90m max x 2.72m max)



Shower Room



## Floor Plan



## Viewing

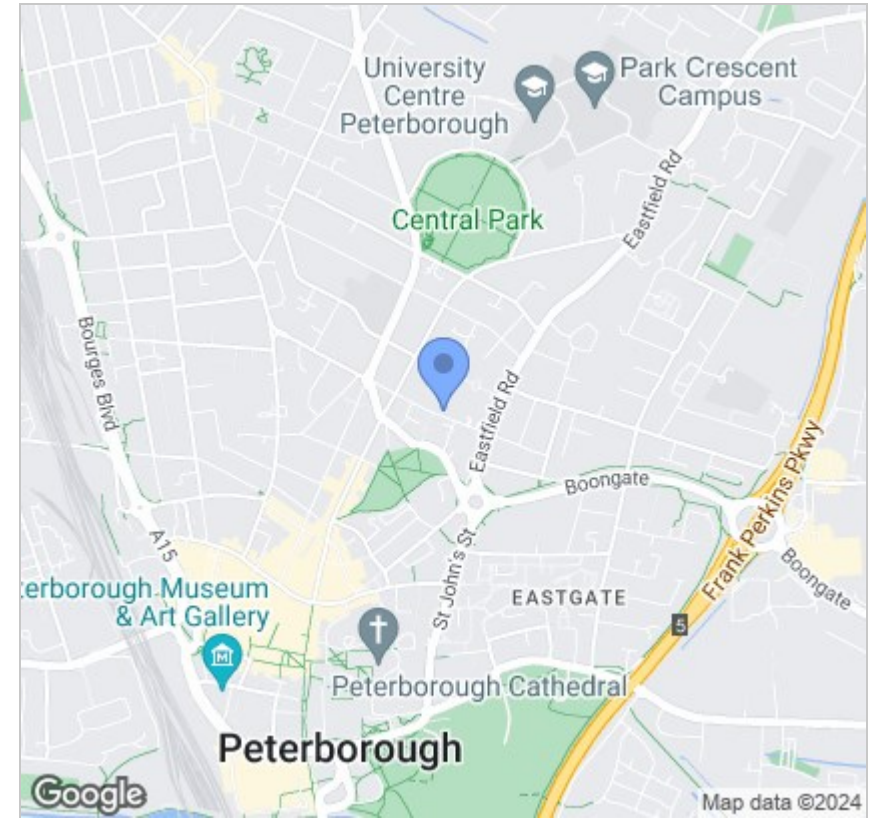
Please contact our Lettings Office on 01733 973673 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

