



**Connells**

Cobden Avenue  
Peterborough



### Property Description

Peterborough is the city at the heart of rural East England, bridging the Cambridgeshire, Rutland, Lincolnshire and Northamptonshire borders. Peterborough and its region have an important place in the history of Britain and the modern city continues to grow in importance and in the right way.

Direct trains run to Kings Cross, the North and Birmingham New Street. The A1/ A1(M) provides direct road access to London and the North, and to the West via the A14 at Huntingdon.

Over 55's Only - Well presented, one bedroom, semi detached bungalow. Site warden and 24hr pull-cord emergency service. Accommodation briefly comprises of a kitchen, lounge, one bedroom, shower room, rear garden and communal parking. Call to view 01733 314775

### Entrance Hall

Door to front, 2 storage cupboards, electric storage heater and coving.

### Lounge

18' 3" x 10' 5" ( 5.56m x 3.17m )

UPVC window to side, door to rear, electric storage heater and coving.

### Kitchen

7' 10" x 5' 11" ( 2.39m x 1.80m )

UPVC window to front, high and low level storage and worktops, tiled splashbacks, stainless steel sink/drainer with mixer tap over, electric oven, hob and hood, washing machine plumbing and coving.

### Bedroom One

15' x 8' 10" ( 4.57m x 2.69m )

UPVC window to rear, coving, electric heater and built in wardrobe.

### Shower Room

UPVC window to rear, vanity wash hand basin with low level WC, shower cubicle, tiled floor and walls, heated towel rail and coving.

### Outside

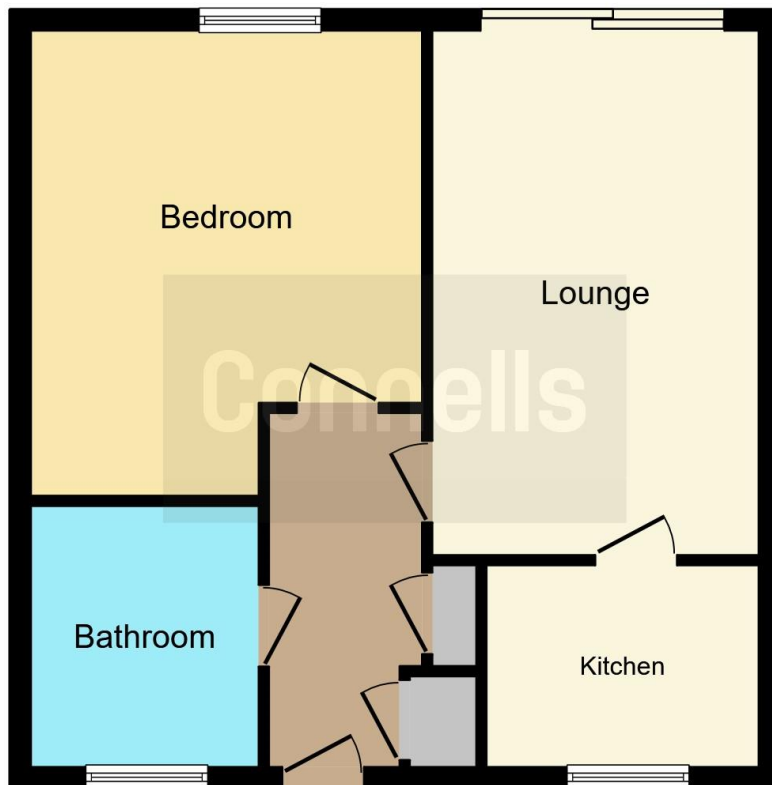
### Rear Garden

Communal rear garden, mainly laid to lawn with mature shrubs.

### Parking

Allocated parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/PBO311378](https://www.connells.co.uk/Property/PBO311378)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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