



Connells

Cecil Road  
Peterborough



## Property Description

This fantastic five bedroom family home is perfect for investors/first time buyers located close by to All Saints Church of England Primary & Junior School, Al Aziz Quran Academy and a short drive to Dogsthorpe Academy as well as local amenities and convenient transport links. The home comprises in brief of an entrance hallway leading to the lounge with bay window and electric fireplace, dining room and kitchen and shower room. Upstairs are five bedrooms and the family bathroom. Outside is an enclosed rear garden laid to lawn with patio area. The semi-detached home also benefits from a garage and driveway.

Benefiting from a garage, lounge, kitchen, dining room, downstairs shower room and five bedrooms. This five bedroom semi-detached home close by to All Saints Church of England Primary & Junior School, Al Aziz Quran Academy and a short drive to Dogsthorpe Academy. Call today 01733 314775

## Entrance Hall

Understairs cupboard, radiator and wood laminate flooring.

## Lounge

12' 8" x 11' 11" ( 3.86m x 3.63m )  
Measurements plus Bay window and recess - Double glazed Bay window to front, wood laminate flooring, radiator and electric fire.

## Dining Room

11' 9" x 23' 5" ( 3.58m x 7.14m )  
Double glazed sliding door to rear, two radiators and wood laminate flooring.

## Kitchen

19' 6" x 8' 1" ( 5.94m x 2.46m )  
Double glazed window to rear, radiator, tiled flooring, integrated dishwasher, fridge/freezer, oven with 5 ring gas hob and extractor.

## Shower Room

At rear of the Garage - Double glazed window to rear, tiled flooring and walls, radiator, wash hand basin, WC and electric shower.

## First Floor

### Bedroom One

12' x 12' 6" ( 3.66m x 3.81m )  
Measurements plus Bay window - Double glazed Bay window to front, carpet and radiator.

### Bedroom Two

14' 10" x 8' 2" ( 4.52m x 2.49m )  
Double glazed window to front, carpet and radiator.

### Bedroom Three

8' 2" x 9' 6" ( 2.49m x 2.90m )

Measurements are maximum - Double glazed window to rear, carpet and radiator.

### Bedroom Four

12' 4" x 12' 7" ( 3.76m x 3.84m )

Double glazed window to the rear, carpet, radiator and fitted wardrobes.

### Bathroom

Double glazed window to the rear, towel rail, tiled flooring and walls, wash hand basin, bath and radiator.

### Bedroom Five

7' 9" x 7' 5" ( 2.36m x 2.26m )

Double glazed window to the front, carpet and radiator.

### Outside

#### Rear Garden

Enclosed by fencing, lawn, patio area and outside tap.

#### Front Garden

Dropped kerb, block paved driveway leading to garage.

#### Garage

8' 3" x 24' 9" ( 2.51m x 7.54m )

Integral door from kitchen, up and over door to front, light, electric and plumbing.









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/PBO311095](http://connells.co.uk/Property/PBO311095)**

Tenure: Freehold



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