



**Connells**

Monument Street  
Peterborough



### Property Description

Situated in Eastfield this fantastic, two bedroom Maisonette is perfect for investors/first time buyers located close by to Lime Academy Abbotsmede, The Kings Scool and Nenegate School, as well as local amenities and convenient transport links. The home comprises in brief of an entrance hall, cloakroom, stairs to the first floor which offers two double bedrooms, open plan large lounge/kitchen/diner, family bathroom and separate shower room. The Masionette home also benefits from off road parking.

Benefiting from off road parking, large open plan kitchen/diner, family bathroom and separate shower room. This two double bedroom Maisonette home, close by to Lime Academy Abbotsmede, The Kings School and Nenegate School is being sold with no onward chain. Call to book your slot.

### Entrance Door

Stairs to first floor.

### Cloakroom

### Bedroom One

13' 3" x 11' 9" ( 4.04m x 3.58m )

### Bedroom Two

13' 3" x 9' 8" ( 4.04m x 2.95m )

### Kitchen

13' 11" x 6' 7" ( 4.24m x 2.01m )

### Lounge/diner

20' 6" x 11' 3" ( 6.25m x 3.43m )

### Family Bathroom

9' 6" x 7' 6" ( 2.90m x 2.29m )

### Shower Room

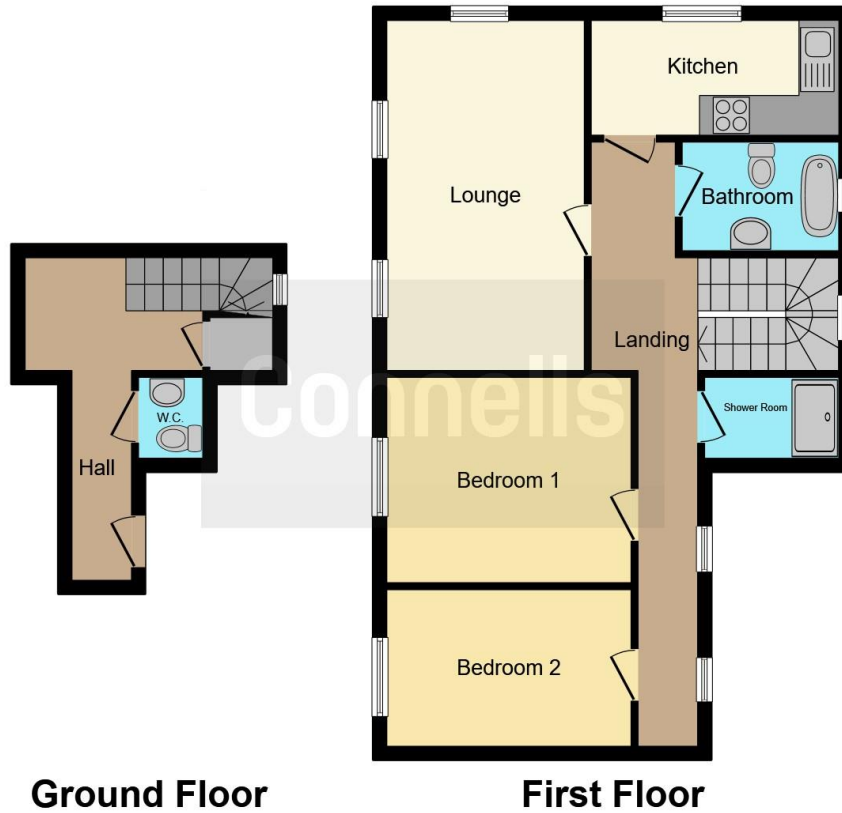
8' 2" x 5' 10" ( 2.49m x 1.78m )

### Outside

Off road parking







**Ground Floor**

**First Floor**

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

**T 01733 314 775**  
**E peterborough@connells.co.uk**

14 Cowgate  
 PETERBOROUGH PE1 1NA

**EPC Rating: E**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO311464](https://www.connells.co.uk/Property/PBO311464)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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