



Connells

Hammonds Drive
Peterborough



Property Description

Situated on the ground floor, this fantastic two bedroom family home is perfect for investors/first time buyers, the apartment can be sold with tenants in situ or vacant possession. Located close by to Bishop Crieghton Academy (BCA) and short drive to other local schools as well as local amenities, a short walk to the City Centre and Train Station. The home comprises in brief of an entrance hallway leading through to the open plan lounge/kitchen/diner with Juliet balcony, the kitchen comes with integrated appliances. Two double bedrooms and the family bathroom; the master of which benefits from an en-suite. Outside is a communal garden. The apartment also benefits from underground gated secure parking.

Well presented, two double bedroom, ground floor apartment located on the popular Hammonds Drive of Fengate. Accommodation comprises of; entrance hall, open plan lounge/kitchen/diner, bathroom, en-suite to master and underground gated parking. Viewings recommended 01733 314775

Entrance Hall

Laminate flooring, storage cupboard and radiator.

Open Plan

Lounge / Kitchen / Diner

25' 3" x 11' 4" (7.70m x 3.45m)
Fitted kitchen with matching base/wall units, stainless steel sink/drain, stainless steel electric oven and stainless steel gas hob, cooker hood, tiled splashbacks, double glazed French doors to rear, Juliet balcony, integrated fridge/freezer, integrated dishwasher, radiator and laminate flooring.

Bedroom One

14' 3" x 11' 7" (4.34m x 3.53m)
Double glazed window to rear, laminate flooring built in wardrobe and radiator.

En – Suite

7' 9" x 3' 8" (2.36m x 1.12m)
Wash hand basin, with low level WC, vinyl flooring, shower cubicle, tiled splashbacks, radiator and extractor fan.

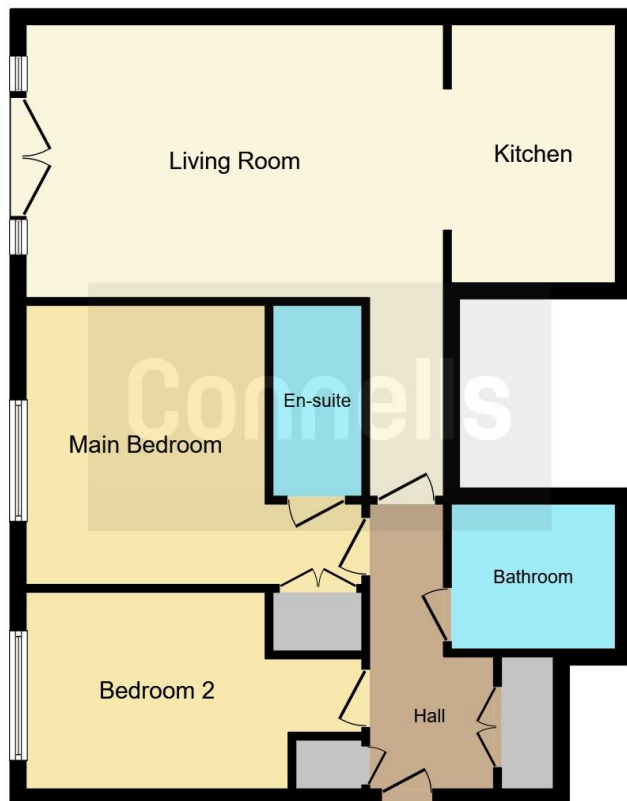
Bedroom Two

14' 8" x 9' 1" (4.47m x 2.77m)
Measurements including door recess - Double glazed window to rear aspect, laminate flooring and radiator.

Bathroom

Bath with mixer taps and shower over, radiator, tiled splashbacks, wash hand basin with low level WC, vinyl flooring, shaver point, extractor fan and spot lights.





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: B

view this property online connells.co.uk/Property/PBO309644

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2007. 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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