



Connells

Clifton Avenue
Peterborough



Property Description

Situated in West Town this fantastic three bedroom family home located close by to Richard Barnes Academy, West Town Primary Academy, walking distance to the Train Station and City Centre, as well as local amenities and convenient transport links. The home comprises in brief of a rear porch, entrance hallway leading through to the kitchen, lounge and dining room. Upstairs are three bedrooms and the family bathroom. Outside is a private South facing garden with a pergola, patio area and slate gravel area. The mid terraced home also benefits from a garage with power.

Benefiting from a garage, south facing rear garden, dining room and kitchen. This three bedroom mid terraced home is close by to Richard Barnes Academy, West Town Primary Academy, walking distance to the Train Station and City Centre. Call to register your interest.

Rear Porch

Door to side, airing cupboard and vinyl flooring.

Entrance Hall

Door to front, radiator and carpet.

Kitchen

9' 2" x 11' 4" (2.79m x 3.45m)

Measurements including bay window - Bay window to ?, high and low level storage with worktops over, tiled flooring, tiled splashbacks, radiator, space for fridge freezer and oven.

Dining Room

12' 11" x 11' 5" (3.94m x 3.48m)

Measurements including recess - Double glazed window to the rear, downstairs cupboard, carpet and radiator.

Lounge

11' 4" x 9' 8" (3.45m x 2.95m)

Measurements plus bay window - Bay window to front, electric fire, carpet and radiator.

First Floor

Landing

Carpet, radiator and wall lights.

Bedroom One

12' 11" x 11' 4" (3.94m x 3.45m)

Double glazed bay window to the front, radiator, carpet and cupboard over the stairs.

Bedroom Two

9' 11" x 11' 7" (3.02m x 3.53m)

Double glazed window to the rear, carpet and radiator.

Bedroom Three

7' 4" x 11' (2.24m x 3.35m)

Measurements are max - Double glazed window to rear, built in wardrobe, carpet and radiator.

Bathroom

Double glazed window to the side, wash hand basin, WC, bath with electric shower over, laminate flooring and radiator.

Outside

Rear Garden

South facing, lean/to pergola, patio and slate gravel.

Garage

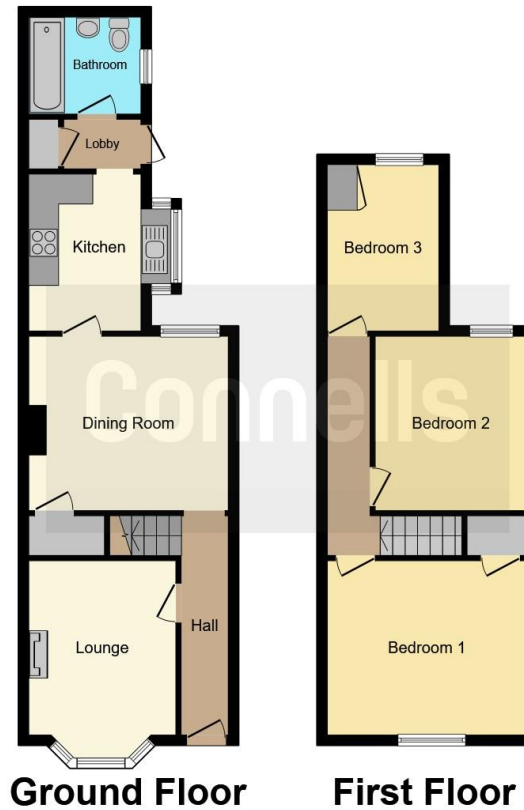
23' 9" x 12' 7" (7.24m x 3.84m)

Door from garden, single glazed window to the rear, open in double doors to front, sockets and lighting.









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

Tenure: Freehold

view this property online connells.co.uk/Property/PBO311490



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