



Connells  
01753 344 370  
FOR SALE

ERIE  
BELAS  
1800

selco  
BUILDERS  
WAREHOUSE

Connells

Harris Street  
PETERBOROUGH



## Property Description

Situated in Harris Street this three bedroom family home is perfect for investors/first time buyers and home movers alike. Located close by to Gladstone Primary Academy and other local schools as well as local amenities and convenient transport links. The home comprises in brief of an entrance porch, leading through to the lounge, dining room, kitchen, downstairs bathroom and family room. Upstairs are three bedrooms and WC. Outside is a private rear garden. The mid terraced home also benefits from off street parking.

Benefiting from off street parking, lounge, dining room, family room, kitchen and downstairs bathroom. This three/four bedroom mid terraced home close by to Gladstone Primary Academy and other local schools as well as local amenities, close to City Centre and Train Station. Call to view 01733 314775

## Entrance Porch

Composite door, double glazed window to side and laminate flooring.

## Entrance Hall (rear)

Tiled flooring (door from garden and bathroom)

## Lounge

12' 3" x 11' 4" ( 3.73m x 3.45m )  
Double glazed window to the front, radiator and wood laminate flooring.

## Dining Room

12' 3" x 12' 3" ( 3.73m x 3.73m )  
Double glazed window to rear, radiator, wood laminate flooring and understairs cupboard.

## Bathroom

Airing cupboard housing boiler, space for washer, two double glazed windows to the side, tiled flooring and walls, heated towel rail, separate walk in shower, bath, wash hand basin and WC.

## Kitchen

Double glazed window and door to side, tiled flooring, tiled walls, high and low level storage with worktops over, Belfast sink, space for oven and fridge/freezer and integrated dishwasher.

## Family Room

8' 3" x 14' 1" ( 2.51m x 4.29m )  
Double glazed window to the side, vinyl flooring and radiator.

## First Floor

### Cloakroom (first Floor)

Double glazed window to the side, wash hand basin, WC, tiled walls and laminate flooring.

### Landing

Carpet and loft hatch.

### Bedroom One

11' 4" x 14' 2" ( 3.45m x 4.32m )

Double glazed window to the front, radiator, carpet, built in wardrobe over stairs.

### Bedroom Two

10' 7" x 12' 4" ( 3.23m x 3.76m )

Double glazed window to the rear, radiator, carpet and built in cupboard over stairs.

### Bedroom Three

6' 3" x 7' 10" ( 1.91m x 2.39m )

Double glazed window to the rear and radiator.

### Outside









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01733 314 775**  
**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

14 Cowgate  
 PETERBOROUGH PE1 1NA

**EPC Rating: D**

Tenure: Freehold

**view this property online [connells.co.uk/Property/PBO311517](http://connells.co.uk/Property/PBO311517)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PBO311517 - 0005