



**Connells**  
connells.co.uk 01733 314 775  
**FOR SALE**

**Connells**

Clifton Avenue  
Peterborough





## Property Description

Situated in West Town is this fantastic two bedroom home which is perfect for investors/first time buyers and home movers alike. Located close by to West Town Primary Academy, local amenities, Train Station & Queensgate Shopping Centre. The home comprises in brief of lounge with bay window, dining room, modern kitchen, utility room. Upstairs are two bedrooms and the family bathroom with freestanding bath, separate walk in rainfall shower. Outside is a private garden with an outbuilding with power/lighting, there is also on street parking.

Benefiting from an outbuilding, rear garden, lounge, kitchen, dining room, utility room, cloakroom. This two bedroom end terraced home close by to West Town Primary Academy, local amenities, Train Station & Queensgate Shopping Centre. Call to book your slot!

## Entrance Porch

Door to front, door to lounge.

## Lounge

11' 5" x 13' 7" ( 3.48m x 4.14m )

Measurements are max and including bay window - Bay window to front, wood flooring, coving and picture rail and radiator.

## Dining Room

11' 5" x 11' 3" ( 3.48m x 3.43m )

Window to rear, door to rear into kitchen, radiator, dado rail, wood flooring and coving.

## Hallway

Stairs to first floor.

## Kitchen

6' 10" x 11' ( 2.08m x 3.35m )

Window to side, tiled flooring, high and low level storage with worktops over, cooker with gas hob and cooker hood, spot lights, coving, tiled flashbacks, sink and 1 and 1/2 basin with mixer tap, space for dishwasher.

## Utility Room

6' 10" x 6' 4" ( 2.08m x 1.93m )

Window to side, boiler, tiled flooring.

## First Floor

### Bedroom One

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

Measurements are max - Window to front, carpet, radiator, fireplace, coving and built in wardrobe.

## Bedroom Two

8' 4" x 11' 5" ( 2.54m x 3.48m )

Window to rear, radiator and carpet.

## Bathroom

Window to the rear, freestanding bath, wash hand basin, walk in rainfall shower, glass screen, extractor fan, towel rail, wooden flooring with waterproof vinyl layer.

## Outside

### Rear Garden

Laid to lawn, gravel pathway, enclosed, shrubs and water butt.

## Outbuilding

9' 10" x 11' 5" ( 3.00m x 3.48m )

Window to front and side, door to front, skylight, electric and power and carpet.













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)

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/PBO311630](http://connells.co.uk/Property/PBO311630)**

Tenure: Freehold



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