



Connells

Sherborne Road
PETERBOROUGH



Property Description

Situated in Newark Hill is a three bedroom home located close by to Newark Hill Primary School and Welland Academy as well as local amenities and convenient transport links. The home comprises in brief of an entrance hallway leading through to the lounge with electric fire, kitchen/dining room. Upstairs are three bedrooms and the family bathroom. Outside is an enclosed garden with open views to the rear. The semi detached home also benefits from off street parking and no onward chain.

Benefiting from off road parking, kitchen/diner, bathroom and no onward chain. This three bedroom semi-detached home located close by to Newark Hill Primary School and Welland Academy as well as local amenities and convenient transport links.

Entrance Hall

Window to side, stairs to first floor, heater under stairs and carpet.

Lounge

11' 1" x 14' 7" (3.38m x 4.45m)

Window to front, electric fire, carpet, heating vent and double door to rear.

Kitchen/Dining Room

11' 7" x 17' 2" (3.53m x 5.23m)

Measurements are maximum - Window to rear, door to side, sink/drainer with mixer tap, cooker, laminate flooring, wall mounted boiler producing on demand hot water, heating vent and double door to the rear.

First Floor

Landing

Loft access with pull down ladder, window to side and carpet.

Bedroom One

9' 11" x 13' 8" (3.02m x 4.17m)

Window to front, carpet and plug in radiator.

Bedroom Two

8' 11" x 10' 8" (2.72m x 3.25m)

Window to rear, plug in radiator and carpet.

Bedroom Three

6' 11" x 10' 9" (2.11m x 3.28m)

Measurements are maximum - Window to front, carpet, built in storage and plug in radiator.

Bathroom

Two windows to rear, WC, stand alone wash hand basin, vinyl flooring, bath with electric shower over and heated towel rail.

Outside

Rear Garden

Mature shrubs/bushes, enclosed and shed.

Outbuilding / Garage

Window to rear, metal door, light and power.

Agents Notes

“It is our understanding that the Property is not registered at the Land Registry which is the case with a

significant proportion of land across England and Wales. Your Conveyancer will take the necessary

steps and advise you accordingly.”









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

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EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/PBO311149



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.

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