

# Connells

Burmer Road Peterborough

# Burmer Road Peterborough PE1 3HU





# **Property Description**

Situated in New England is this three bedroom, semi detached home. Accommodation comprises of a lounge, dining room, additional room, kitchen, cloakroom, conservatory, three bedrooms and bathroom to the first floor. The property is located close to Fulbridge Academy and a short drive to Brotherhood Retail Park.

Benefiting from a lounge, dining room, additional room, kitchen, cloakroom, conservatory, three bedrooms and bathroom to the first floor. The property is located close to Fulbridge Academy and a short drive to Brotherhood Retail Park.

#### Lounge

11' 11" max x 11' 11" ( 3.63m max x 3.63m ) Measurements plus bay window - bay window to the front, carpet, radiator and fireplace.

# **Dining Room**

11' 11" max x 12' 9" ( 3.63m max x 3.89m ) Window to the rear, vinyl flooring and radiator.

### **Additional Room**

7' 10" x 14' 6" max ( 2.39m x 4.42m max ) Patio doors to the rear, window to side, vinyl cushion flooring and radiator.

# Kitchen

#### 17' 4" x 6' 2" ( 5.28m x 1.88m )

Window to side, vinyl flooring, high and low level storage with worktops over, cooker, induction hob and hood, space for fridge/freezer, washing machine and tumble dryer, spotlights and cupboard housing boiler.

#### WC

Window to the side, wash hand basin and WC.

### **Conservatory/Sun Room**

#### 9' 10" x 9' 7" ( 3.00m x 2.92m )

Two glass walls, radiator, glass roof, vinyl flooring and self cleaning glass.

# First Floor

### **Bedroom One**

10' 4" max x 13' 1" max ( 3.15m max x 3.99m max )

Bay window to the front, carpet, radiator and fitted wardrobes.

# Bedroom Two

12' 10" x 8' 6" ( 3.91m x 2.59m ) Window to rear, carpet and radiator.

# **Bedroom Three**

 $7^{\prime}$  10" x 11' max ( 2.39m x 3.35m max ) Window to the rear, laminate flooring and radiator.

# Bathroom

Window to the side, bath with shower over, shaver point, extractor fan, tiled walls and flooring, WC and wash hand basin.

# Outside

# **Rear Garden**

Astro turf to side and back, greenhouse, shed - window and door to side plus loft space and electric.

# Front

Enclosed by brick wall, iron gate and path to front door.











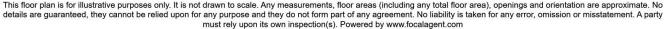






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#### T 01733 314 775 E peterborough@connells.co.uk

14 Cowgate PETERBOROUGH PE1 1NA

EPC Rating: C

Tenure: Freehold





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