



Connells

West Parade
Peterborough

West Parade Peterborough PE3 6BD

for sale offers in excess of
£210,000



Property Description

This modernised three bedroom, semi detached house, located in West Town, offers a blend of contemporary living and character. Recently updated to a high standard, the property comprises of a lounge, dining room, a sleek, fully fitted kitchen, modern shower room with a rainfall shower and three generously sized bedrooms making it an ideal family home.

Externally, the house benefits from a enclosed rear garden and permit parking.

The property is close to Richard Barnes Academy, The Peterborough School, West Town Primary Academy and The Beeches Independent School as well as local amenities and convenient transport links including Queensgate Shopping Centre and Peterborough Train Station making it ideal for commuters.

This property is an ideal choice for first-time buyers looking for a move-in ready home.

Benefiting from a lounge, kitchen, dining room and shower room. This 3 bedroom, semi detached home located in West Town is conveniently located close to schools, Queensgate Shopping Centre & Train Station as well as local amenities and convenient transport links.

Lounge

11' 11" max x 10' 11" (3.63m max x 3.33m)
Bay window to the front, carpet and radiator.

Dining Room

12' x 11' 10" (3.66m x 3.61m)
Window to the rear, built in storage, carpet, radiator and spotlights.

Kitchen

11' x 7' 9" (3.35m x 2.36m)
Door and window to the side, spotlights, integrated oven, gas hob and cooker hood, ceramic tile flooring, integrated fridge/freezer, space for washing machine, tiled splashbacks, sink/drainage with mixer tap.

First Floor

Bedroom One

11' 11" max x 10' 11" (3.63m max x 3.33m)
Window to front, carpet, radiator, spotlights and built in storage.

Bedroom Two

11' 10" x 8' 5" (3.61m x 2.57m)
Window to rear, carpet and radiator.

Bedroom Three

11' x 7' 10" max (3.35m x 2.39m max)

Window to the rear, carpet, radiator and fitted wardrobe.

Shower Room

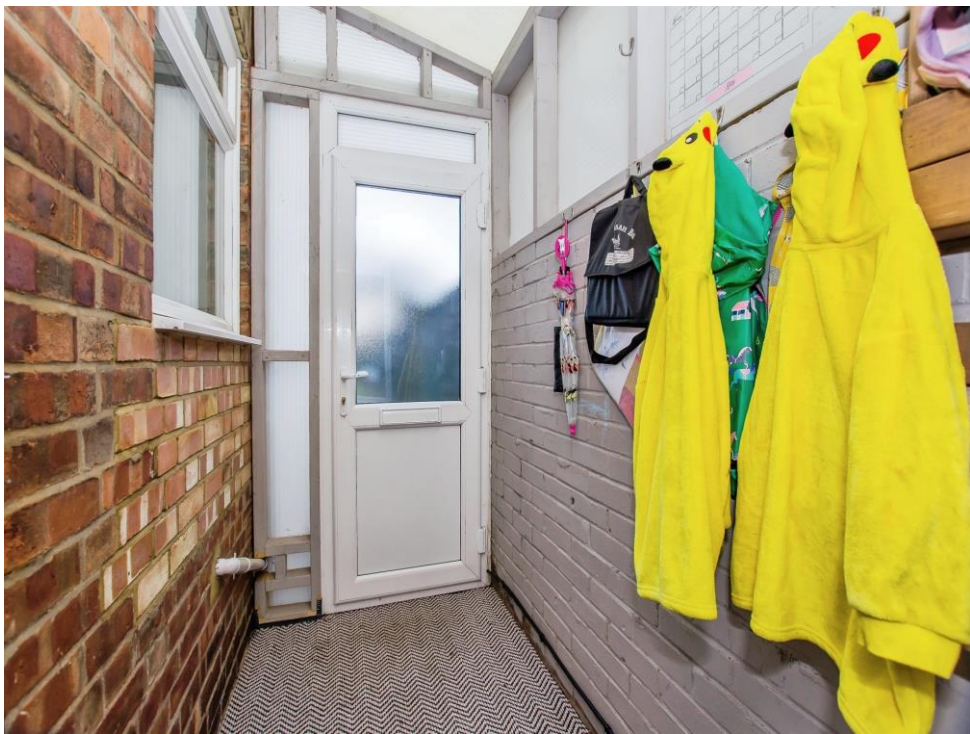
Window to the side tiled walls, ceramic tile flooring, spotlights, shower cubicle, wash hand basin and WC and heated towel rail.

Outside

Rear Garden

Enclosed and laid to lawn with slabs along the side and a built a pergola with a hanging seat









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

To view this property please contact Connells on

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

14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PBO311863



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 | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PBO311863 - 0008