

## Hawksbill Way PETERBOROUGH



### Hawksbill Way PETERBOROUGH PE2 8NY

# for sale offers in excess of £260,000





Connells are proud to present this 2-bedroom, semi-detached home located in Fletton within easy reach of local amenities, schools and transport links.

Upon entering the property you are met with the entrance hall leading through to the spacious lounge/diner with bifold doors to the garden, perfect for relaxing or entertaining whilst enjoying the view and modern kitchen with some integrated appliances.

The home features two bedrooms; the master with balcony. Shower room with rainfall shower. A separate WC ensures convenience.

There is an air ventilation system throughout the property and water harvesting system.

The private rear garden offers space and is perfect for entertaining guests or gardening. Off road parking to the front.

Connells are proud to present this two bedroom, semi detached home located close to the City Centre. Accommodation comprises of an entrance hall, cloakroom, lounge/diner and kitchen. Upstairs are two bedrooms and the family bathroom. Outside is an enclosed rear garden and off road parking.

#### **Entrance Hall**

Door to front, stairs to first floor and tiled flooring.

#### Cloakroom

Window to front, wash hand basin, WC, tiled flooring and extractor fan.

#### Lounge/Dining

13' 3" x 15' 6" ( 4.04m x 4.72m ) Bifold doors to rear, laminate flooring, sto

Bifold doors to rear, laminate flooring, storage cupboard and two radiators.

#### **Kitchen**

#### 7' 1" x 9' 7" (2.16m x 2.92m)

Window to front, radiator, tiled flooring, nelf induction hob and hood, oven, space for washer, integrated dishwasher and fridge freezer, spotlights, high and low level storage with worktops over and tiled splashbacks.

#### **First Floor Landing**

Storage cupboard, wall mounted boiler, carpet and loft hatch.





#### **Bedroom One**

11' 11" max x 13' 5" ( 3.63m max x 4.09m ) Window to front, carpet, balcony, fitted wardrobes and radiator.

#### **Bedroom Two**

 $8^{\prime} \times 10^{\prime}$  7" (  $2.44m \times 3.23m$  ) Window to rear, carpet, radiator and fitted wardrobes.

#### Bathroom

Window to rear, walk in rainfall shower, wash hand basin, tiled flooring, WC, shaver point and radiator.

#### Outside

**Rear Garden** 

Gated side access, raised planter, astro turf, patio slabs and not over looked.









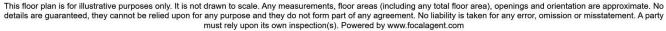






Residential Sales & Lettings | Mortgage Services | Conveyancing | Surveyors | Land & New Homes





To view this property please contact Connells on

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

14 Cowgate PETERBOROUGH PE1 1NA

EPC Rating: B Council Tax Band: B Service Charge: 240.00 Ground Rent: 250.00

Tenure: Leasehold

The Property Ombudsman



This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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

tsi

APPROVED CODE

TRADINGSTANDARDS.GOV.UK