



# Hawksbill Way PETERBOROUGH PE2 8NY

for sale offers in excess of  
**£260,000**



## Property Description

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, storage cupboard and two radiators.

## Kitchen

7' 1" x 9' 7" ( 2.16m x 2.92m )  
Window to front, radiator, tiled flooring, self 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' x 10' 7" ( 2.44m x 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.









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)

To view this property please contact Connells on

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14 Cowgate  
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EPC Rating: B Council Tax  
 Band: B

Service Charge: 240.00 Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/PBO312203](http://connells.co.uk/Property/PBO312203)**

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

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