



Connells

Vancouver Way
Peterborough



Property Description

Welcome to this beautifully presented three-bedroom semi-detached home, ideally situated in the highly sought-after area of Hempsted. Perfect for families, first-time buyers, or investors, this property offers a fantastic blend of comfort, convenience, and community living.

Upon entering, you are greeted by a welcoming entrance hall that leads into the heart of the home. The property boasts three well-proportioned bedrooms, providing ample space for rest, work, or play. The family bathroom is modern and functional, catering to all your daily needs.

Externally, the home features both front and rear gardens—ideal for outdoor entertaining, gardening, or simply relaxing in the sunshine. To the rear, the garden offers a private and secure space, perfect for children or pets. Additionally, the property benefits from two allocated parking spaces, ensuring convenience for residents and visitors alike.

Located in the popular and well-connected Hempsted area, this home is close to local amenities, schools, and transport links, making it an excellent choice for those seeking a peaceful yet accessible lifestyle.

Entrance Hall

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

Cloakroom

Vinyl flooring, radiator, extractor fan, wash hand basin and WC.

Lounge

14' x 15' 1" (4.27m x 4.60m)
Patio door, carpet, radiator and storage.

Kitchen

8' 2" x 10' (2.49m x 3.05m)
Window to front, vinyl flooring, oven with gas hob and hood, sink/drain, space for washing machine and fridge/freezer, high and low level storage with worktops over.

First Floor Landing

Carpet and storage cupboard.

Bedroom One

8' 2" x 13' 2" (2.49m x 4.01m)
Window to rear, radiator and carpet.

Bedroom Two

10' 2" x 6' 7" (3.10m x 2.01m)
Window to rear, radiator and carpet.

Bedroom Three

8' 2" x 10' 10" (2.49m x 3.30m)

Window to front, radiator and carpet.

Bathroom

Window to front, vinyl flooring, bath with shower over and glass screen, wash hand basin, WC, extractor fan, tiled walls and radiator.

Outside

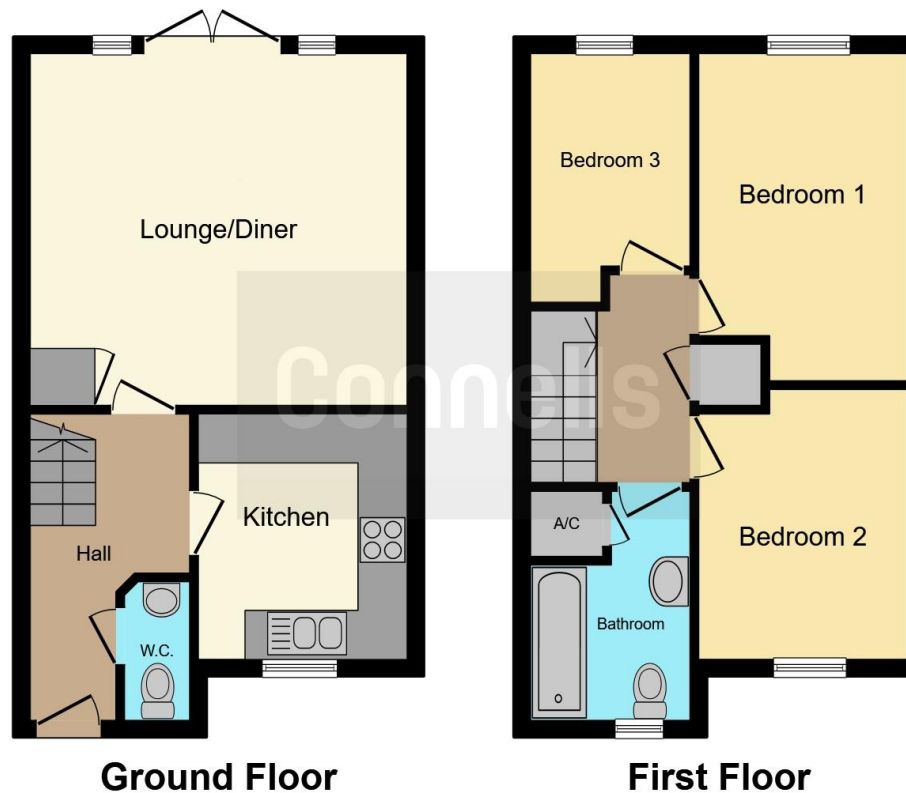
Rear Garden

Patio area, gravel, shed and gated side access.









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: B Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/PBO312295



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: PBO312295 - 0003