



**Connells**

Harris Street  
PETERBOROUGH



## Property Description

This attractive two bedroom semi-detached property is offered to the market with no onward chain, making it an ideal purchase for first-time buyers, downsizers, or investors.

The ground floor accommodation begins with an entrance hallway leading into a generous lounge, providing a comfortable and versatile living space with ample room for seating and entertaining. Positioned to the rear of the property, the fitted kitchen offers practical storage and worktop space, with convenient access to the rear garden.

To the first floor, the property offers two well-proportioned bedrooms, both benefiting from natural light and flexible layout options. These rooms are served by a family bathroom, completing the first-floor accommodation.

Externally, the property enjoys an enclosed rear garden, providing a private outdoor space suitable for relaxing or entertaining. To the front, off-road parking adds further convenience for homeowners and visitors alike.

Overall, this well-balanced home combines a straightforward layout with outdoor space and parking, all offered with the benefit of no onward chain.

## Entrance Hall

Door to side

## Lounge

Patio doors to the rear, fireplace and carpet.

## Kitchen

Windows to front and side, high and low level storage with worktops over, space for appliances, tiled flooring, sink/drainer.

## First Floor

### Bedroom Two

Two windows to the front, cupboard housing water tank, carpet and storage heater.

### Bedroom One

Window to rear, carpet, storage heater and built in wardrobe.

## Bathroom

Bath, WC, wash hand basin

## Outside

### Rear Garden

Patio area, gated side access and soil.

## Front

Off street parking.

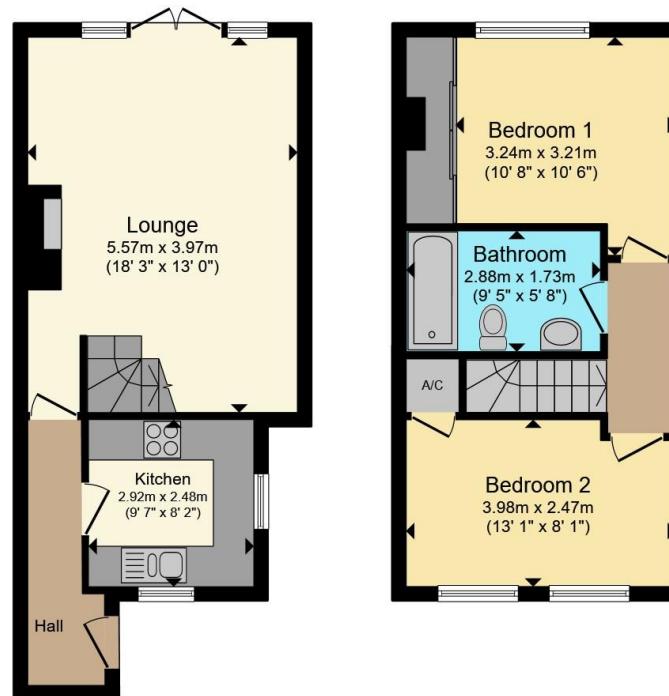
## Agent Notes

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.









**Ground Floor**

**First Floor**

Total floor area 65.2 m<sup>2</sup> (702 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: E    Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/PBO312644](http://connells.co.uk/Property/PBO312644)**



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