

for sale

£255,000



## Bruce Grove Peterborough PE7 0NL

Viewings are highly recommended of this 3 bedroom semi-detached property. Situated in a quiet cul-de-sac in Hempsted, this property would make a wonderful family home. The property also benefits from a rear garden, driveway, garage and solar panels. For more information, contact 01733 229483.





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## Hallway

With laminate flooring, radiator, stairs leading to the first floor and door leading to the lounge.

## Cloakroom

With a w/c, wash hand basin, tiled floor and radiator.

## Lounge

14' 3" plus bay window x 12' 10" ( 4.34m plus bay window x 3.91m )

With bay window to the front, radiator and carpet. Door leading to the kitchen.

## Kitchen

9' 2" x 12' 9" ( 2.79m x 3.89m )

With a range of matching wall and base units with worktop over, 1.5 sink and drainer, 4 ring gas hob with extractor hood over, oven, space available for fridge/freezer and washing machine, a window to the rear, tiled floor and open plan leading to the dining area. Door leading to the cloakroom.

## Dining Area

10' 5" x 8' 8" ( 3.17m x 2.64m )

With a window to the side, a patio door to the rear opening up to the rear garden and a radiator.



## First Floor Landing

With an airing cupboard, access to the loft, carpet and doors leading to bedrooms one, two and three and bathroom.

### Bedroom One

10' 5" x 12' 8" into recess ( 3.17m x 3.86m into recess )

With fitted double wardrobes, a window to the front, carpet and radiator. Door leading to the en-suite.

### En-Suite

With a w/c, wash hand basin, shower cubicle, window to the front and lino flooring.

### Bedroom Two

11' 11" into recess x 8' 6" ( 3.63m into recess x 2.59m )

With fitted wardrobe, a window to the rear, radiator and carpet.

### Bedroom Three

6' 11" x 8' 10" ( 2.11m x 2.69m )

With a window to the rear, radiator and carpet.

### Bathroom

With w/c, wash hand basin, bath with shower attachment, shave point, heated towel rail and lino flooring.

## External

The front of the property is laid to lawn with a pathway leading to the front door. To the side is a driveway providing off road parking, leading to a single garage with a gate providing access to the rear garden. Access to the garden can also be gained via a door at the rear of the garage,

The enclosed rear garden is mainly laid to lawn with a patio area and has an external tap.

## Agents Note

Although this is a freehold property, please be advised there is an annual management charge to be paid. Please contact the branch for more details.





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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Property Ref: HAH305757 - 0009

**Tenure:** Freehold

**EPC Rating:** B

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