



Connells

Princes Street
Peterborough



Property Description

Welcome to this charming three-bedroom mid-terraced home, offering a well-balanced layout ideal for families, first-time buyers, or investors. Set across two floors, the property combines practical living spaces with a warm and inviting atmosphere.

On the ground floor, you're welcomed by a central hallway leading to a spacious living room, perfect for relaxing or entertaining. Adjacent is a dedicated dining room, ideal for family meals and gatherings, which flows into a well-appointed kitchen with ample storage and workspace. A utility area adds convenience, providing space for laundry and additional appliances.

Upstairs, the first floor hosts three comfortable bedrooms. Bedroom 1 is generously sized and ideal as a master, while Bedroom 2 and Bedroom 3 offer flexibility for children, guests, or home office use. A family bathroom completes the upper level, featuring a bath and essential fittings.

Outside is an enclosed rear garden with brick built shed with potential e.g office/studio.

This home is thoughtfully laid out to maximise space and functionality, with potential to personalise or modernise to suit your style. Located in a popular residential area, it benefits from nearby schools, shops, and transport links.

Entrance Hall

Laminate flooring and radiator.

Cloakroom

Lounge

9' 2" x 12' 1" (2.79m x 3.68m)

Plus bay window to the front, radiator and carpet.

Dining Room

12' 5" x 13' 1" (3.78m x 3.99m)

Window to rear, carpet, radiator and storage cupboard.

Kitchen

23' x 7' 4" (7.01m x 2.24m)

Three windows to the side, door to side, oven with gas hob and hood, radiator, vinyl flooring, sink/drain, tiled walls, space for dishwasher and fridge/freezer.

Utility Room

6' x 4' 9" (1.83m x 1.45m)

Window to rear, radiator, washer/dryer, vinyl flooring, sink and tiled walls.

First Floor Landing

Carpet and radiator.

Bedroom One (double)

11' 11" x 14' 5" (3.63m x 4.39m)

Window to front, carpet, radiator, storage cupboard and loft hatch.

Bedroom Two (double)

11' x 13' 2" (3.35m x 4.01m)

Window to rear, carpet and radiator.

Bedroom Three (double)

8' 2" x 13' 8" (2.49m x 4.17m)

Window to rear, carpet and radiator.

Bathroom

Window to side, bath with shower over, wash hand basin WC, tiled flooring and walls, chrome heated towel rail, spotlights and extractor fan.

Outside

Rear Garden

Shed, grass and patio area.

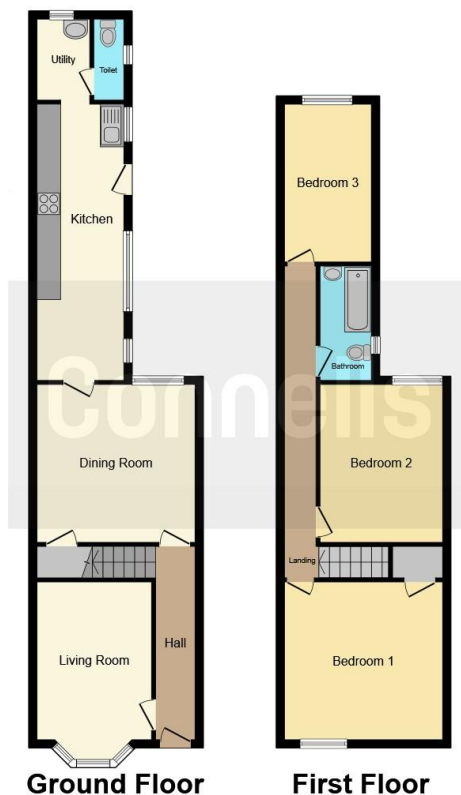
Agent Note

'Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'









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

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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