



Connells

Tilman Drive  
Peterborough





## Property Description

Welcome to this charming two-bedroom semi-detached home located in the sought-after area of Hempsted. Thoughtfully designed for modern living, the ground floor opens into a welcoming hallway that leads to a contemporary kitchen at the front of the property, ideal for cooking and entertaining. A convenient downstairs WC adds practicality, while the spacious lounge/diner at the rear offers a versatile space for relaxing and hosting guests, with double doors opening out to the garden.

Upstairs, the property boasts two generously sized bedrooms—Bedroom 1 at the front and Bedroom 2 overlooking the rear garden—alongside a well-appointed family bathroom. The landing provides easy access to all rooms, creating a smooth flow throughout the upper floor. Outside, the property benefits from a private driveway offering off-road parking, enhancing convenience and appeal.

This home is perfect for first-time buyers, small families, or investors looking for a well-located and functional property in a peaceful residential setting.

The property is being sold with no chain and empty.

## Cloakroom

Window to front, vinyl flooring, wash hand basin and WC.

## Lounge

14' 5" x 13' ( 4.39m x 3.96m )  
Window to side, double doors to rear, vinyl flooring, two radiators, integrated cupboard.

## Kitchen

6' 2" x 9' 8" ( 1.88m x 2.95m )  
Window to front, vinyl flooring, sink/drain, oven with gas hob and hood.

## First Floor

### Bedroom One

9' x 12' 11" ( 2.74m x 3.94m )  
Window to rear, carpet, radiator and built in wardrobe.

### Bedroom Two

13' 1" x 8' 4" ( 3.99m x 2.54m )  
Window to front, carpet and radiator.

## Bathroom

Window to side, bath with shower over, sink, radiator and WC.

## Outside

### Rear Garden

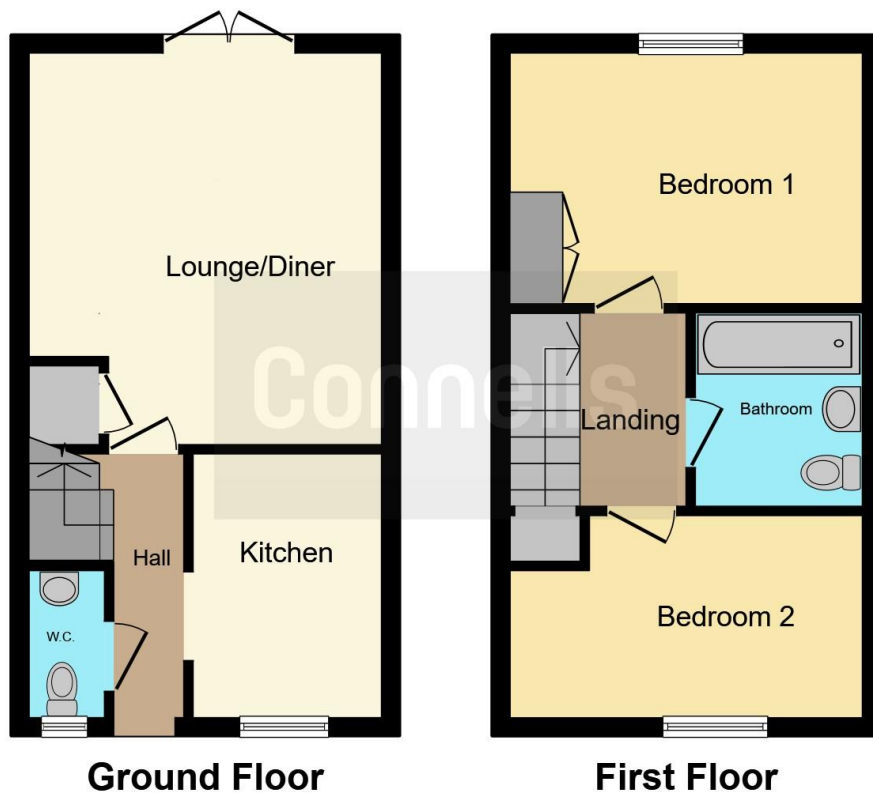
Laid to lawn and patio area.

### Front

Two allocated parking spaces.







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)

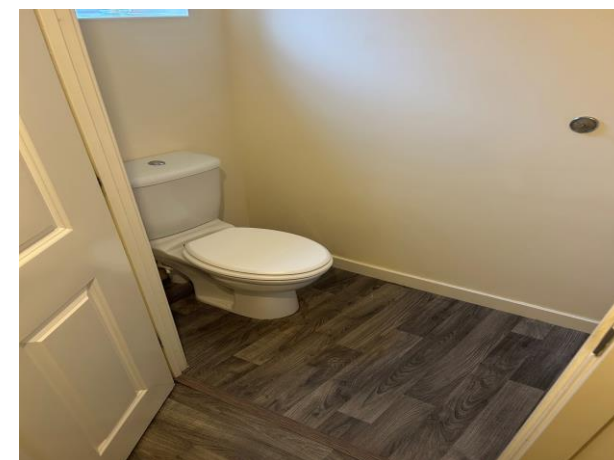
To view this property please contact Connells on

**T 01733 314 775**  
**E [peterborough@connells.co.uk](mailto:peterborough@connells.co.uk)**

14 Cowgate  
 PETERBOROUGH PE1 1NA

EPC Rating: C Council Tax  
 Band: B

**view this property online [connells.co.uk/Property/PBO312458](http://connells.co.uk/Property/PBO312458)**



Tenure: Freehold



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: PBO312458 - 0007