



Connells

Mary Armyne Road
Peterborough

Mary Armyne Road Peterborough PE2 7DR

for sale guide price
£300,000 - £325,000



Property Description

Situated in the highly sought-after area of Orton Longueville, this well-presented three/four bedroom detached chalet bungalow offers versatile and spacious accommodation arranged over two floors, ideal for a range of buyers.

The ground floor comprises a welcoming entrance hall providing access to all principal rooms. To the front, a generous lounge/diner offers an ideal space for both relaxing and entertaining. The kitchen is well positioned and provides ample storage and workspace. There is a spacious reception room/bedroom on the ground floor with access to the garden, along with the main bedroom, offering ideal accommodation for multi-generational living or home working. Two shower rooms complete the ground floor layout, providing excellent convenience.

Upstairs, the property offers two further well-proportioned bedrooms with built in wardrobes accessed via a central landing, creating a comfortable and private space for family members or guests.

Externally, the property benefits from a well-maintained enclosed rear garden, featuring a summerhouse and shed, perfect for outdoor enjoyment and additional storage. To the front, there is a garden area alongside a driveway providing off-road parking and leading to a garage.

This versatile home, set within a popular and established location, offers excellent potential

and must be viewed to fully appreciate the accommodation on offer.

Entrance Hall

Two large windows to the side, door to front, stairs to first floor, parquet flooring and storage cupboard.

Shower Room

Window to the side, shower cubicle, WC, wash hand basin, tiled walls, carpet and radiator.

Lounge

Three windows to front and two to the side, gas fireplace, parquet flooring and radiator.

Kitchen

Door and two windows to garage, vinyl flooring, tiled walls, stainless steel sink/drainers with taps, space for appliances, high and low level storage with worktops over.

Shower Room

Double storage cupboard, double shower cubicle, wash hand basin, WC, tiled walls and window to the side.

Bedroom One

Window to rear, carpet and radiator.

Bedroom Four/Reception Room

Window to the side, double doors to rear, laminate flooring and radiator.

First Floor

Bedroom Two

Window to the rear, built in wardrobes, carpet and radiator.

Bedroom Three

Window to the rear, built in wardrobes, carpet and radiator.

Outside

Rear Garden

Patio and grass area, well established and not overlooked summer house and shed.

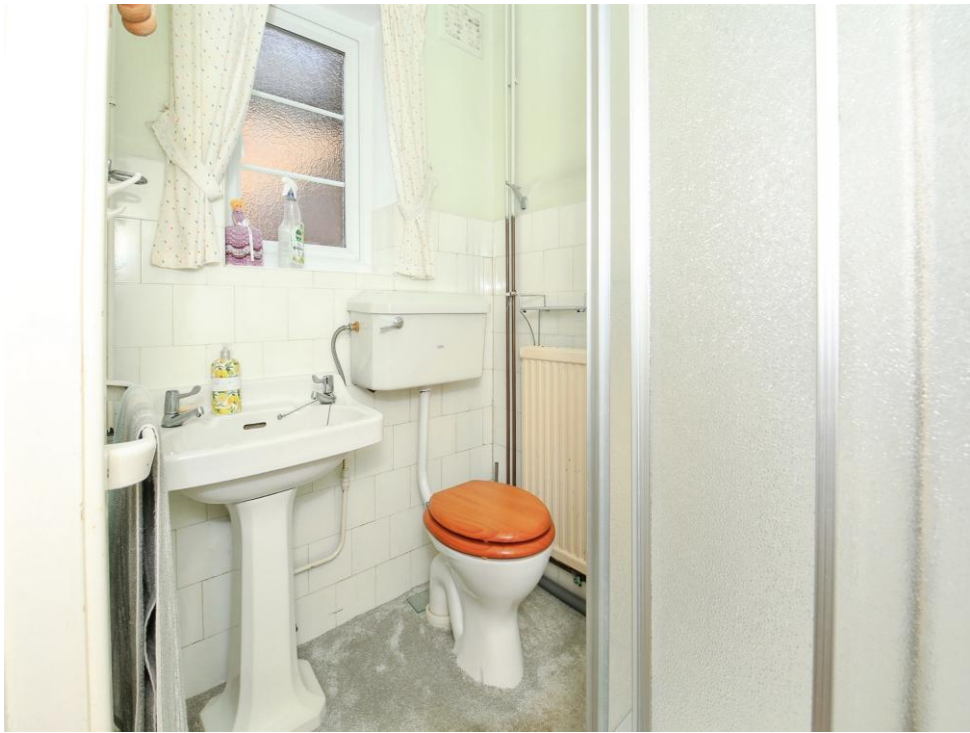
Front

Garden area and driveway leading to garage.

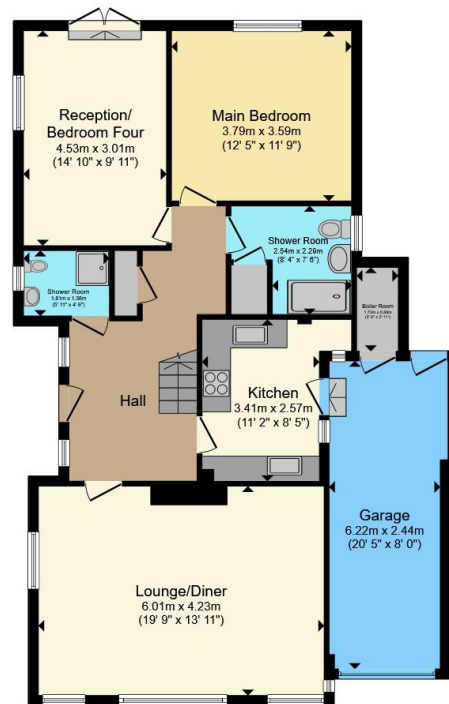
Garage

Two windows to the kitchen, door to boiler room, door to rear.

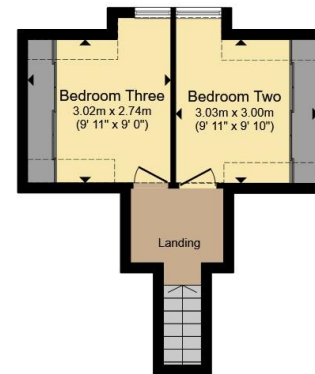








Ground Floor



First Floor

Total floor area 130.3 m² (1,403 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

Connells

To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/PBO312925



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: PBO312925 - 0004