



**Connells**

Highbury Street  
Peterborough



## Property Description

This two-bedroom semi-detached property offers well-arranged accommodation set over two floors, ideal for a range of buyers including first-time purchasers and those seeking a manageable family home.

The ground floor is entered via a welcoming porch leading into a hallway, which provides access to a comfortable lounge positioned to the front of the property. To the rear is a separate dining room, offering ample space for family meals and entertaining, and providing a pleasant outlook over the garden. The fitted kitchen is located beyond the dining room and gives access to a useful lean-to positioned along the side of the property, offering additional storage or utility space.

To the first floor, the property features two well-proportioned bedrooms, both enjoying natural light and flexible living arrangements. A family bathroom serves the bedrooms and completes the internal accommodation.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor space suitable for relaxing or outdoor dining. On-street parking is available to the front of the property.

This home combines practical living space with a convenient layout and would make a great addition to any buyer's shortlist.

## Lounge

Window to the rear, radiator, laminate flooring and built in storage unit.

## Dining Room

Window to front, laminate flooring and radiator.

## Kitchen

Window and patio door to side, tiled flooring, tiled walls, high and low level storage with worktops over, space for fridge freezer, oven with gas hob and cooker hood, stainless steel sink/drainers with mixer tap.

## Shower Room

Shower cubicle, window to side, tiled flooring and walls, wash hand basin, WC, radiator and space for washing machine.

## First Floor

### Bedroom One

Window to front, radiator, storage cupboard and laminate flooring.

### Bedroom Two

Window to the rear, radiator and laminate flooring.

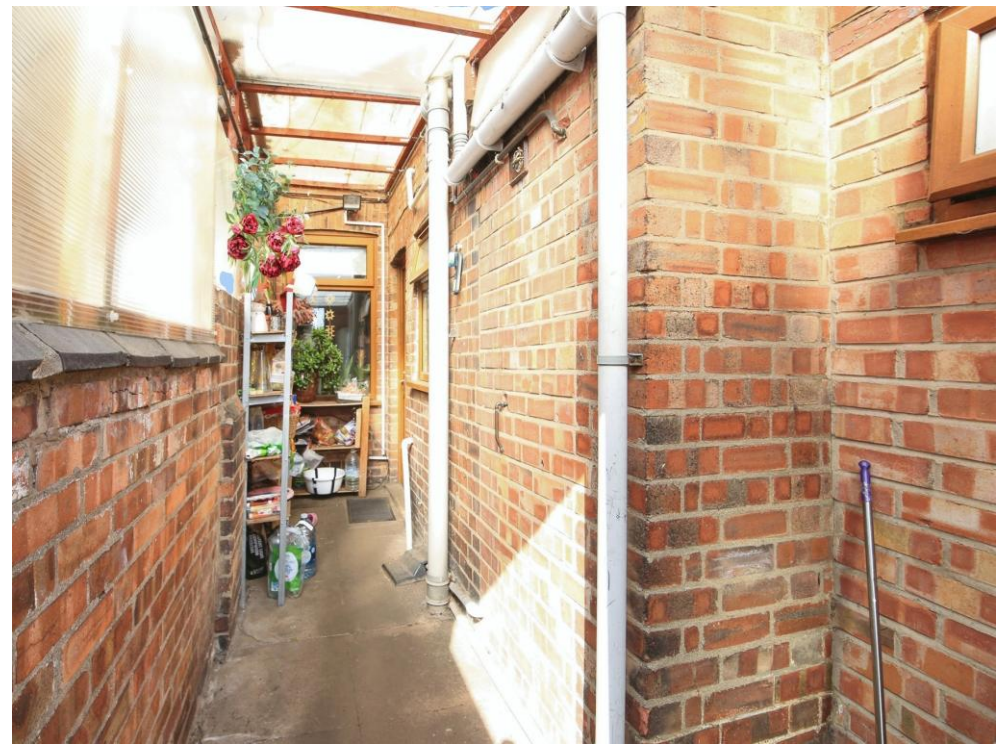
## En-Suite Bathroom

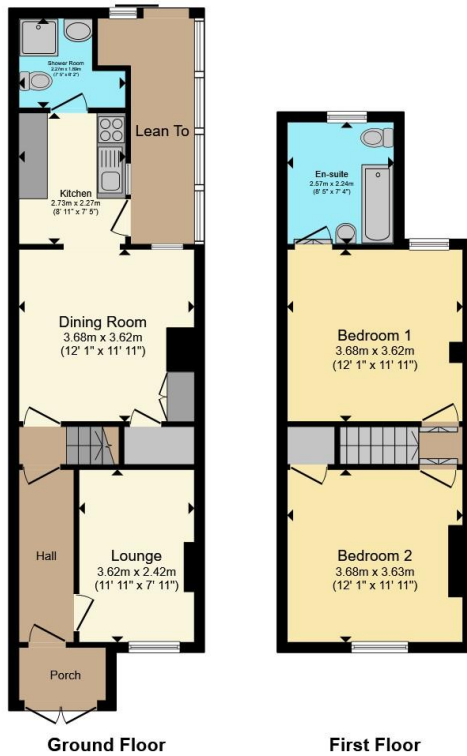
Bath with shower over and glass screen, tiled walls and flooring, window to the rear, wash hand basin, WC, extractor fan and radiator.

## Outside

### Rear Garden

Lean to on the side of the property, storage, patio over cover, laid to lawn with large shed, patio slabs to up shed.





Total floor area 86.8 m<sup>2</sup> (934 sq.ft.) approx

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EPC Rating: D Council Tax Band: A

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Tenure: Freehold



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Property Ref: PBO312864 - 0003