



**Connells**

Whitsed Street  
PETERBOROUGH





## Property Description

Connells are delighted to present this well-proportioned three-bedroom mid-terraced home, situated in the popular Eastfield area and conveniently positioned for local amenities, schools, and transport links.

The property is accessed via an entrance hall which leads through to the main ground-floor accommodation. To the front of the home is a versatile reception room, currently used as a lounge but equally suitable as a ground-floor bedroom if required. Toward the centre of the property is a spacious dining room, providing an excellent setting for family meals or entertaining. Adjacent to this is the fitted kitchen, arranged with worktop and cupboard space and offering direct access to the rear of the property. Completing the ground floor is a bathroom fitted with a white suite and a conservatory to the rear, creating a bright additional living space that enjoys views over the garden.

The first floor comprises two bedrooms, including a generously sized main bedroom and a further well-proportioned second bedroom. A shower room accessed from the landing adds to the practicality of the layout.

Externally, the property benefits from a private rear garden, offering ample space for outdoor seating, entertaining and gardening, along with two useful sheds providing storage or workspace options. On-street permit parking is available to the front of the property.

This adaptable home offers flexible living arrangements and would suit families, first-time buyers or investors

## Entrance Hall

Door to front and tiled flooring.

## Lounge

12' 10" x 11' ( 3.91m x 3.35m )

Window to the rear, laminate flooring, storage cupboard and radiator.

## Dining Room

9' max x 10' 10" ( 2.74m max x 3.30m )

Window to the front, radiator and laminate flooring.

## Kitchen

8' 9" x 8' 8" ( 2.67m x 2.64m )

Door and window to side, spotlights, space for washing machine, tiled flooring and walls, oven with gas hob and hood, sink/drain, high and low level storage with worktops over.

## Conservatory

25' max x 9' 5" max ( 7.62m max x 2.87m max )

Patio door to rear and tiled flooring.

## Bathroom

Window to rear, bath with shower over, extractor fan, radiator, tiled walls and flooring, wash hand basin and WC.

## First Floor

### Landing

Carpet and radiator.

### Bedroom One

11' x 12' 11" max ( 3.35m x 3.94m max )

Window to front, radiator and storage cupboard.

### Shower Room

Window to the rear, tiled flooring and walls, spotlights, extractor fan, shower cubicle, radiator, WC and wash hand basin.

### Bedroom Two

7' 10" x 11' 1" ( 2.39m x 3.38m )

Window to rear, radiator and carpet.

## Outside

### Rear Garden

Two sheds, side access and laid to lawn.













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)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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