



Connells

Brickenden Road
Peterborough



Property Description

30% SHARED OWNERSHIP

From the moment you step inside, the home offers a bright and welcoming feel. The ground floor has been thoughtfully designed to maximise space and convenience, featuring an entrance hall, downstairs WC, and a contemporary fitted kitchen with ample storage and worktop space. Ideal for both everyday cooking and hosting guests, the kitchen ensures the heart of the home remains both practical and enjoyable.

The lounge offers a comfortable open layout with access to the garden—perfect for relaxing evenings, children's playtime, or entertaining family and friends.

Upstairs, you'll find three well-proportioned bedrooms, offering flexibility whether you need family bedrooms, a guest room, or a dedicated home office space. A modern family bathroom completes the first floor, featuring a clean and neutral design.

The property benefits from a low-maintenance rear garden, providing a private outdoor retreat without the fuss of heavy upkeep. Ideal for those with busy lifestyles, the space is perfect for outdoor dining, gardening in pots and planters, or simply enjoying a peaceful break in the fresh air.

Allocated parking for two cars ensures convenient and secure parking.

Entrance Hall

Half glazed patterned double glazed door into the main entrance. Radiator, laminate flooring, staircase to the first floor landing with understairs storage cupboard, smooth ceiling and doors off onto the kitchen/diner, lounge and cloakroom.

Cloakroom

Comprising of a two piece suite to include a wash hand basin with mixer tap over and tiled splashbacks plus a WC with dual flush. Radiator and smooth ceiling.

Lounge

Laminate flooring continuous from the entrance hall, radiator, TV and telephone points, smooth ceiling and UPVC double glazed window to the front.

Kitchen/Breakfast Room

Comprising a range of matching wall and base level units, worktops, concealed lighting to the wall units, one and half single drainer sink with mixer tap and tiled splashbacks. Cooker point with extractor hood above, plumbing for washing machine and dishwasher, plus space for a further appliance. Ceramic tiled flooring, breakfast bar, radiator, gas boiler (servicing the hot water and central heating system), door into understairs storage cupboard, smooth ceiling, UPVC double glazed window to the rear and a half glazed double glazed door to the rear.

First Floor Landing

Door into storage cupboard with shelving, radiator, smooth ceiling with loft access (with loft ladder), mains fed smoke alarm and doors off onto bedrooms and bathroom.

Bedroom One

Radiator, smooth ceiling and UPVC double glazed window to the front,

Bedroom Two

Radiator, smooth ceiling and UPVC double glazed window to the rear.

Bedroom Three

Radiator, smooth ceiling and UPVC double glazed window to the front.

Bathroom

Comprising of a three piece suite to include a bath with mixer tap over, shower over with shower screen, a wash hand basin with mixer tap over and tiled splashbacks, WC with dual flush. Radiator, smooth ceiling with extractor and a patterned UPVC double glazed window to the rear.

Outside

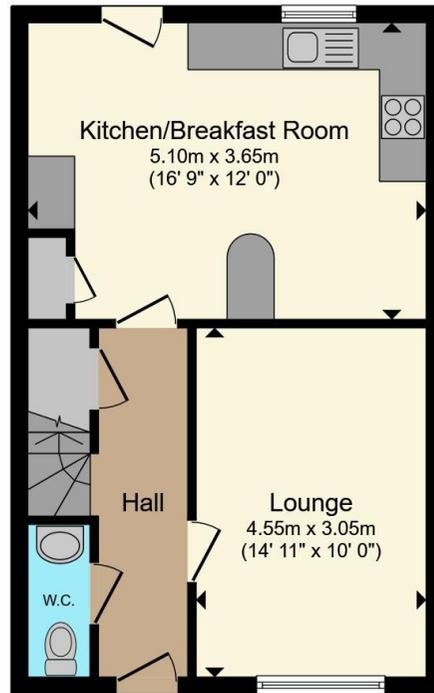
To the front of property is a granite and gravel ornamental garden with picket fence. A paved path leads to the front door with storm canopy porch.

The rear garden is laid to artificial lawn and a paved patio, picket fence and a path leading to the rear. Metal shed, outside light and tap (hot and cold), plastic shed and gazebo. The garden is surrounded by a timber built fence with gated access leading out to the two allocated parking spaces.

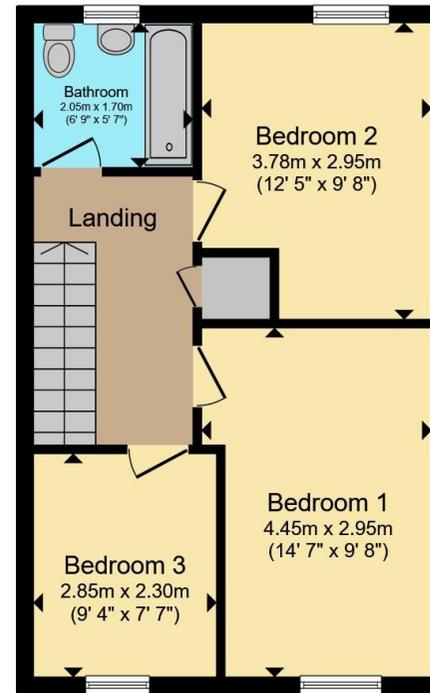








Ground Floor



First Floor

Total floor area 85.0 m² (915 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



To view this property please contact Connells on

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Unit 6 Staniland Way Werrington
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EPC Rating: C Council Tax Band: B

Service Charge: 552.00 Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WRN305781

This is a Leasehold property with details as follows; Term of Lease 99 years from 28 May 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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.

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