



Connells

Coniston Road
Peterborough



Property Description

A fantastic two-bedroom end-of-terrace home located in the popular Gunthorpe area of Peterborough. Offering excellent transport links, easy access to Peterborough City Centre, and a spacious, modern interior, this property is ideal for first-time buyers and investors looking to expand their portfolio.

Internally, the property boasts a stylish and well-presented living area that is light and airy, providing ample space for buyers to arrange and furnish the room to suit their needs. The kitchen is modern and well maintained, offering space for a dining table and chairs, a range of storage options and room for both integrated and freestanding appliances.

Upstairs, the property comprises two generously sized bedrooms. The principal bedroom overlooks the front of the property and comfortably accommodates a large bed, wardrobes, and additional furniture. The second bedroom is versatile and could be used as a child's bedroom, home office, or guest room. Completing the upstairs is the family bathroom, fitted with a bath and shower over, wash hand basin, and WC.

Externally, the property benefits from a driveway to the front, as well as a single garage providing additional parking or storage space. To the rear is an enclosed garden, ideal for relaxing or entertaining.

With its modern interior, excellent location, and convenient transport links, this property is perfectly suited to a range of purchasers. Early viewing is highly recommended.

Entrance Hall

Living Area

12' 2" x 11' 7" (3.71m x 3.53m)

A spacious Lounge/Living Area looking out over the front of the property. Complete with an open layout meaning it can be rearranged to suit buyers requirements.

Kitchen

11' 7" x 11' 1" (3.53m x 3.38m)

A modern and stylish Kitchen space that leads out into the rear garden. With space for a table & chairs alongside both built-in/free standing appliances and various storage options.

Landing

Master Bedroom

12' 1" x 11' 8" (3.68m x 3.56m)

A Master Bedroom looking out over the front of the property, this room is both light & bright. This room can accommodate a large bed, wardrobes and additional furniture as required.

Second Bedroom

6' 9" x 6' 8" (2.06m x 2.03m)

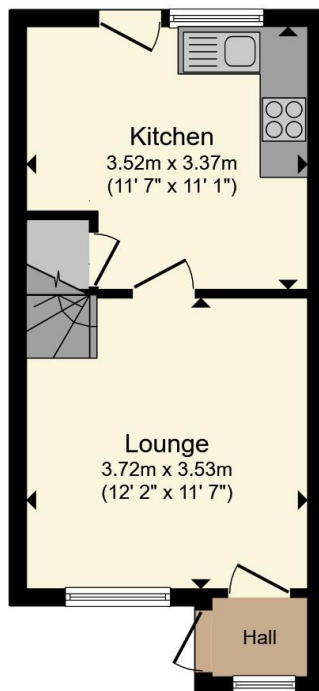
A Second Bedroom that looks out over the rear garden. This room is perfect as either an additional bedroom, office space or another living area.

Main Bathroom

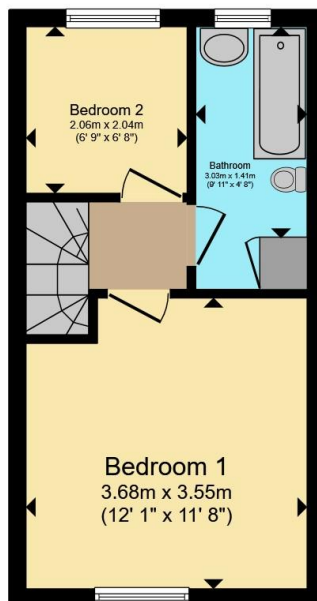
9' 11" x 4' 8" (3.02m x 1.42m)

Agents Note:

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'



Ground Floor



First Floor

Total floor area 51.8 m² (558 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

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EPC Rating: D Council Tax
 Band: B

view this property online connells.co.uk/Property/PBO313105

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.

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