



Connells

Russell Street
Peterborough



Property Description

Three-bedroom mid terraced home offers well-balanced accommodation across two floors and is perfectly suited to couples, families, or anyone seeking a comfortable home in a convenient location. The ground floor features a living room positioned at the front of the property, filled with natural light and offering a cosy space for relaxing. The separate dining room sits centrally and provides a great spot for family meals or entertaining guests. To the rear, the kitchen is well arranged with ample storage and direct access to the garden. A convenient ground-floor shower room completes the layout.

Upstairs, the first floor offers three bedrooms arranged around a central landing, providing great versatility for sleeping accommodation, home working, or guest space. A well-appointed bathroom is also located on this floor.

Externally, the property benefits from an enclosed rear garden, providing a private outdoor area ideal for dining, play, or gardening. Residents also benefit from permit parking, offering convenient and flexible parking options close to the home.

'Please note that the AML fee covers 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.'

Entrance Hall

Door to side.

Shower Room

Window to the side, WC, wash hand basin.

Lounge

Window and door to front, carpet and radiator.

Dining Room

Window to the side, laminate flooring, radiator and stairs to first floor.

Kitchen

Window to the rear, high and low level storage with worktops over, washing machine plumbing, splashbacks, stainless steel sink/drain, oven with gas hob and hood, space for fridge freezer.

First Floor

Bedroom One

Window to the front, carpet and radiator.

Bedroom Two

Window to side, carpet and radiator.

Bedroom Three

Window to the rear, carpet and radiator.

Bathroom

Bath, WC, wash hand basin, tiled splashbacks, vinyl flooring and window to the side.

Outside

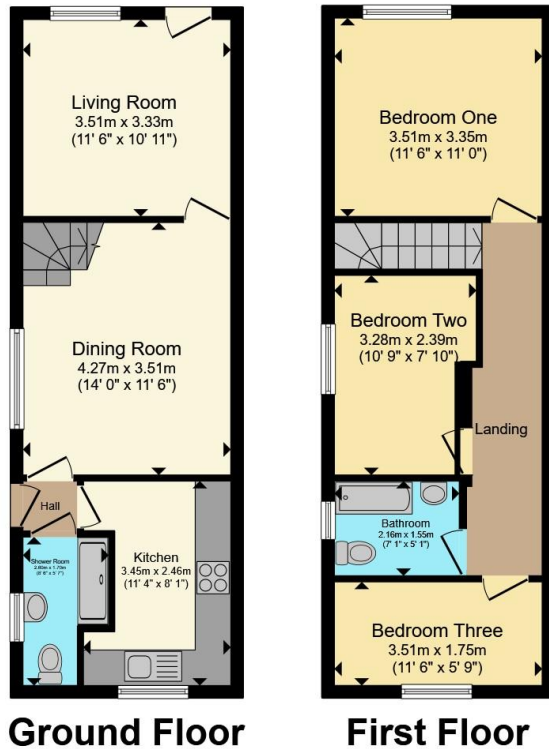
Rear Garden

Laid to concrete, outbuilding.

Front

Permit Parking.





Total floor area 78.7 m² (848 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: A

view this property online connells.co.uk/Property/PBO312369

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.

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: PBO312369 - 0005