



Connells

Montagu Road
Peterborough



YOUR HOME IS YOUR CREATION

This well-presented two-bedroom mid-terrace home offers comfortable and practical living, ideally suited to first-time buyers, investors, or small families. The ground floor features a spacious open-plan lounge flowing seamlessly into the kitchen/dining area, creating an inviting space for both everyday living and entertaining. To the rear, a useful utility area provides additional storage and functionality.

Upstairs, the property boasts two double bedrooms, complemented by a modern family bathroom. Externally, the home benefits from a good-sized rear garden, complete with a patio area ideal for outdoor dining and relaxation.

Conveniently located with excellent transport links into Peterborough City Centre, the property is also within easy reach of a nearby supermarket and a popular retail park, offering a wide range of shopping and leisure amenities.

Entrance Hall

Half glazed patterned UPVC front door into the entrance hall. Staircase to the first floor landing, laminate flooring and door through to the lounge area.

Lounge Area

Laminate flooring continuous from the entrance hall, double radiator, TV and telephone points, coving to smooth ceiling, UPVC double glazed bay window to the front and archway through to the open plan kitchen/dining area.

Kitchen/Dining Area

Comprising a range of matching wall and base level units, worktops and a one and half single drainer sink with mixer tap and tiled splashbacks. Built in oven, grill and four ring gas hob with a stainless steel extractor above. Laminate flooring continuous from the lounge, double radiator, door into understairs storage cupboard, coving to textured ceiling, UPVC double glazed window to the rear and door through to the rear porch/utility.

Rear Porch/Utility

Plumbing for washing machine, worktop, radiator, doorway into storage area with shelving and a patterned UPVC door to the rear), UPVC double glazed French doors with UPVC windows to the rear.

First Floor Landing

Textured ceiling with loft access with doors off onto bedrooms and bathroom.

Bedroom One

Radiator, range of sliding doors into fitted wardrobe, door into a storage cupboard (with shelving and a UPVC window to the front), coving to smooth ceiling and UPVC double glazed window to the front.

Bedroom Two

Radiator, double doors into the boiler cupboard which houses the gas boiler (servicing the hot water and central heating system), textured ceiling and UPVC double glazed window to the rear.

Bathroom

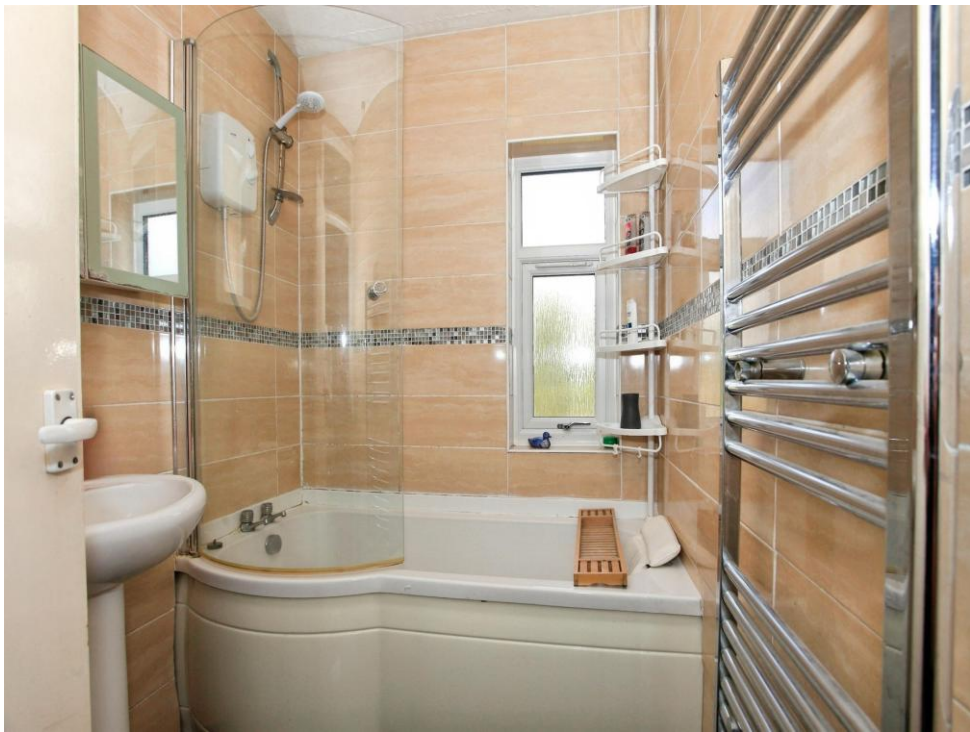
Being fully tiled and comprising a three piece suite to include a P shaped bath with taps over plus a Triton electric shower over, a wash hand basin with mixer tap over and a WC with dual flush. Heated towel rail, ceramic tiled flooring, textured ceiling and a patterned UPVC double glazed window to the rear.

Outside

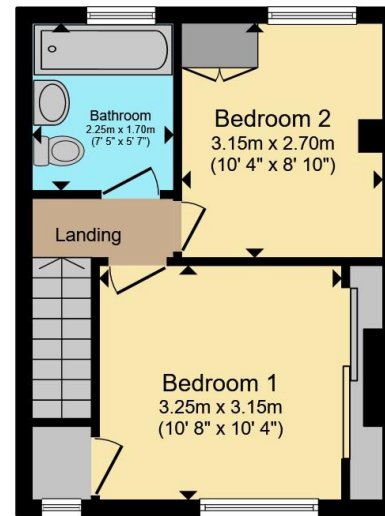
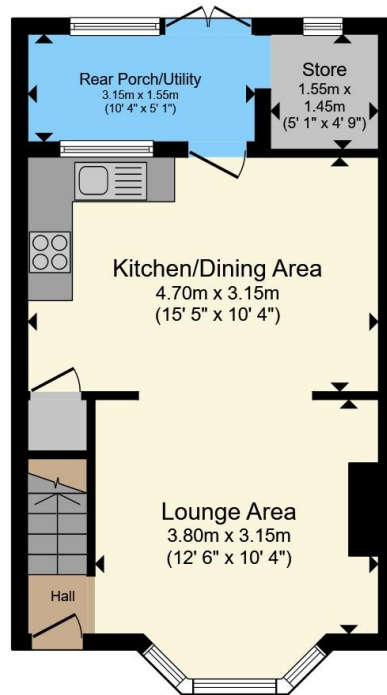
To the front of the property there is a gravel front garden contained by a picket fence. A paved path leading to the front door with storm canopy porch.

The rear garden is entered via gated access and is laid to lawn with a paved patio area. Timber built and plastic sheds, the garden is surrounded by a timber built fence. Outside sensor security light and tap.









Total floor area 69.0 m² (743 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



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

Tenure: Freehold

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