



Connells

The Dell
Peterborough

The Dell Peterborough PE2 9QE

for sale offers in excess of
£200,000



Property Description

Nestled within the ever-popular area of Woodston, this three-bedroom end-terraced home presents an excellent opportunity for first-time buyers, growing families, and investors alike.

The property leads into a welcoming entrance hall, providing access to a convenient ground floor cloakroom/WC and the principal reception rooms. To the front, the spacious lounge offers a bright and comfortable living space, ideal for relaxing and entertaining. To the rear, the kitchen/diner provides a practical and sociable setting with ample room for dining, making it the heart of the home for everyday family living.

The first-floor landing leads to three well-proportioned bedrooms, including a generous main bedroom, a further double bedroom, and a versatile third bedroom that could also serve as a nursery, home office, or dressing room. Completing the accommodation is a family bathroom and a separate WC, offering added convenience for busy households.

Outside, the property benefits from an enclosed rear garden, providing a private outdoor space suitable for entertaining, children's play, or enjoying the warmer months. Residents' parking is also available, adding to the practicality of this attractive home.

Conveniently positioned within easy reach of local shops, schools, transport links, and Peterborough City Centre, this superb property combines space, comfort, and convenience in a sought-after location.

Entrance Hall

Door to front, stairs to first floor, laminate flooring and radiator.

Downstairs Wc

Wash hand basin, WC and laminate flooring.

Kitchen/Diner

Window to the front, high and low level storage with worktops over, laminate flooring, stainless steel sink/drainage with mixer tap, tiled walls, cooker with electric hob and hood, space for appliances.

Lounge

Window to the rear, tiled flooring, door to porch, fireplace with marble surround and radiator.

Rear Porch

Door to rear, window surround.

First Floor Landing

Storage cupboard x 2, radiator and window to the side.

Bedroom One

Window to the rear, built in storage carpet and radiator.

Bedroom Two

Window to the front, built in wardrobes, carpet and radiator.

Bedroom Three

Window to the rear, carpet, built in storage and radiator.

Bathroom

Window to the front, bath with shower over and glass screen, wash hand basin, tiled walls and flooring.

Separate Wc

Window to the front, WC, tiled flooring and walls.

Outside

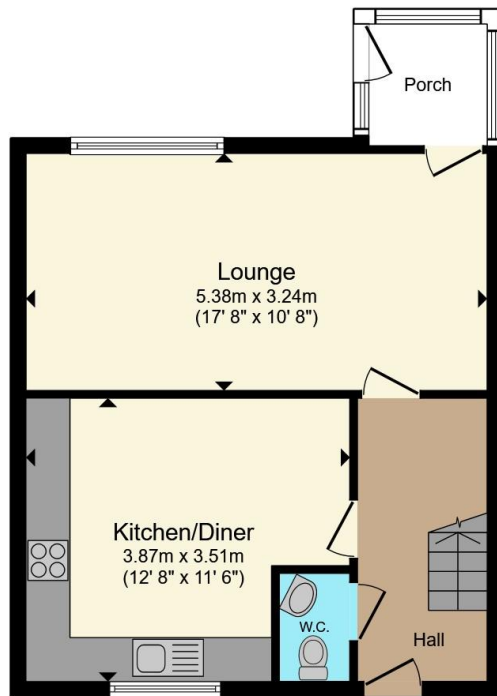
Rear Garden

Concrete flooring, shed, steps and borders.

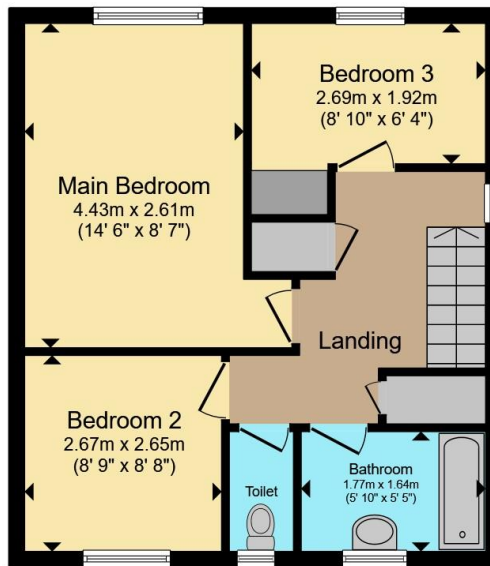
Agent Note

'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 90.6 m² (975 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



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EPC Rating: B Council Tax
Band: A

view this property online connells.co.uk/Property/PBO313025

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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