



12 HELMSLEY COURT, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8XH

Guide Price £240,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

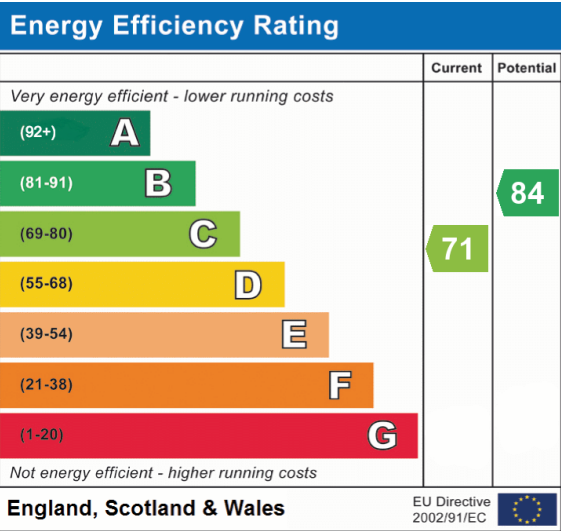
Located in the ever-popular Helmsley Court in Park Farm, Peterborough, this attractive three-bedroom semi-detached home is offered in good condition throughout and is perfect for families, first-time buyers, or those looking to upsize.

On the ground floor, the property features a large lounge ideal for relaxing and entertaining, a modern kitchen/diner with ample space for family meals, and a light-filled conservatory that opens out onto the garden. A convenient downstairs WC completes the ground floor accommodation. Upstairs, there are three bedrooms, including a generous principal bedroom with ensuite, and a stylish family bathroom.

Outside, the rear garden is mainly laid to lawn, with a decked seating area perfect for summer evenings. To the front, there's a well-kept lawn and a driveway providing off-road parking for two vehicles.

Situated close to local schools, parks, and amenities, with excellent transport links into Peterborough city centre, this is a fantastic opportunity not to be missed.

EPC Rating: C (71)



ENTRANCE HALL

WC

LOUNGE

4.61m x 4.27m (15' 1" x 14' 0")

KITCHEN/DINER

4.61m x 2.65m (15' 1" x 8' 8")

CONSERVATORY

2.85m x 3.80m (9' 4" x 12' 6")

STORE / UTILITY

0.98m x 6.92m (3' 3" x 22' 8")

FIRST FLOOR

BEDROOM ONE

3.55m x 2.61m (11' 8" x 8' 7") Plus Fitted Wardrobe

EN-SUITE SHOWER ROOM

BEDROOM TWO

2.47m x 2.60m (8' 1" x 8' 6")

BEDROOM THREE

1.98m x 2.42m (6' 6" x 7' 11")

FAMILY BATHROOM

1.62m x 1.88m (5' 4" x 6' 2")