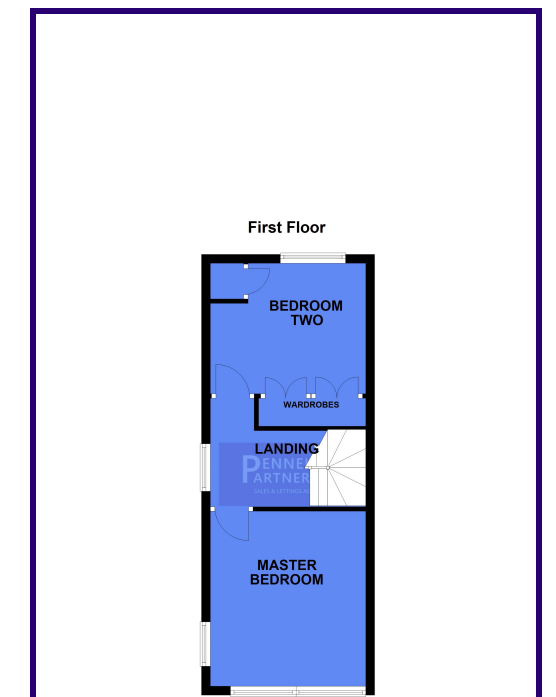
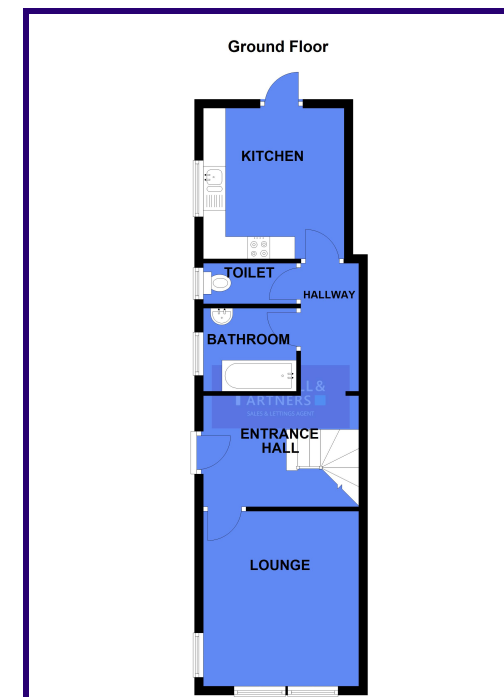


21A CHURCH STREET, STANGROUND, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8HF

£190,000



**PENNELL & PARTNERS**

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

## ABOUT THE PROPERTY

\*\*\*NO CHAIN\*\*\*

\*\*\*GUIDE PRICE £190,000 - £200,000\*\*\*

Stepping inside, the property immediately impresses with its sense of space and traditional character. High ceilings and recently fitted sliding sash windows flood the home with natural light while preserving the classic style that gives the property its distinctive appeal.

The ground floor provides a generous and welcoming lounge area, perfect for relaxing or entertaining guests, with ample room for a variety of furniture layouts.

A decorative staircase provides an attractive focal point within the home and leads to the first floor, while the ground floor also benefits from a well-planned layout designed for practicality and comfort.

The stylish bathroom has been tastefully finished and newly fitted, with fashionable and stylish tiling that is perfect for the type of property, and features a shower over the bath, creating a contemporary yet functional space. In addition, there is the convenience of a separate WC.

The well-equipped kitchen offers plenty of workspace and storage, making it ideal for everyday cooking and family living.

Upstairs, the property continues to impress with two exceptionally spacious bedrooms. Both rooms benefit from the high ceilings and large windows found throughout the home, creating bright, airy spaces that feel comfortable and inviting.

These rooms provide flexibility for use as bedrooms, guest accommodation, or even a home office if required

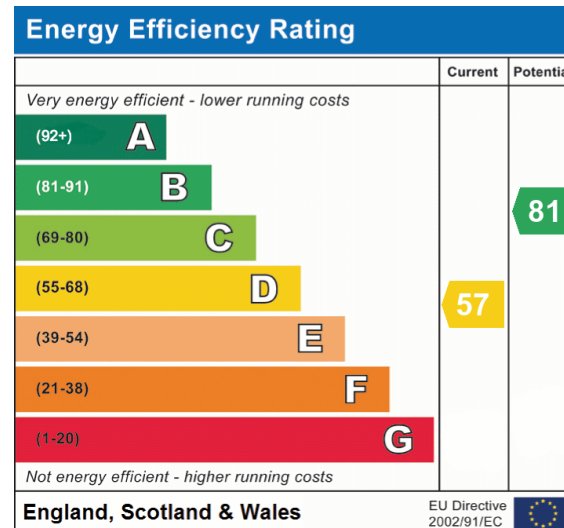
Externally, the property offers a truly rare and valuable feature. The plot includes ownership of the adjacent road area and benefits from three private parking spaces, a highly desirable addition that adds both practicality and long-term value to the home.

Altogether, this unique end-terrace property offers a fantastic opportunity to purchase a characterful home in a sought-after location, combining traditional features, generous living space, and exceptional parking provision.

Early viewing is highly recommended to fully appreciate everything this delightful property has to offer.



EPC Rating: D (57)



## GROUND FLOOR

### LOUNGE

3.506m x 3.946m (11' 6" x 12' 11")

### ENTRANCE HALL

3.235m x 2.504m (10' 7" x 8' 3")

### BATHROOM

2.099m x 1.872m (6' 11" x 6' 2")

### TOILET

0.914m x 2.049m (3' 0" x 6' 9")

### KITCHEN

2.872m x 3.397m (9' 5" x 11' 2")

## FIRST FLOOR

### MASTER BEDROOM

3.581m x 3.971m (11' 9" x 13' 0")

### BEDROOM TWO

3.191m x 3.386m (10' 6" x 11' 1")

## LANDING

## OUTSIDE

SIDE

OWNERSHIP OF ACCESS ROAD  
REAR ENCLOSED GARDENS  
LAWN AND PATH  
THREE PARKING SPACES  
PLOT EXTENDS TO RIVER

## ADDITIONAL

OWNERSHIP OF ACCESS ROAD TO SIDE OF PROPERTY  
THREE PARKING SPACES  
PVC SLIDING SASH WINDOWS  
NO CHAIN  
RECENTLY FITTED, NEW COMBI BOILER  
IMMACULATELY DECORATED THROUGHOUT