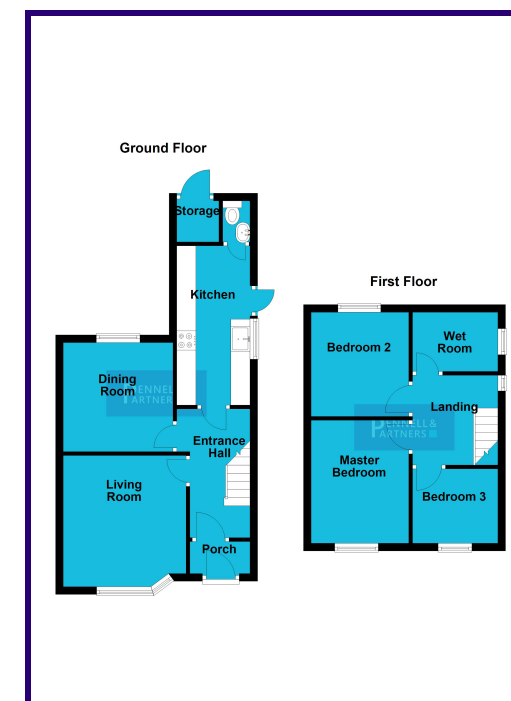




7 GUTHLAC AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE4 6HQ

Offers in excess of £270,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

Welcome to this spacious Three Bedroom House for sale on Guthlac located within a sought after CUL-DE-SAC in Peterborough. Situated on a generous plot, this property is not to be missed. This property is an ideal first time purchase or a step up on the property ladder.

This property is an ideal purchase for any growing families or commuters, looking to upsize or move to a quiet cul-de-sac within close proximity to Schools and Transport Links and City Centre.

This well established property has potential to extend subject to planning and benefits from; Three generous bedrooms, two reception rooms, garage with driveway parking, spacious rear garden and front garden mainly laid to lawn.

This property has been within the family since new and provides a warm and cosy vibe.

Viewings are highly advised to appreciate the style and location of the property. For any further information or to arrange a viewing. Please contact our Sales Team.

EPC Rating:



ENTRANCE HALL

1.96m x 3.80m (6' 5" x 12' 6")

LIVING ROOM

3.68m x 3.79m (12' 1" x 12' 5")

DINING ROOM

3.63m x 3.31m (11' 11" x 10' 10")

KITCHEN

2.24m x 4.35m (7' 4" x 14' 3")

WC

FIRST FLOOR LANDING

2.22m x 2.22m (7' 3" x 7' 3")

MASTER BEDROOM

3.82m x 3.41m (12' 6" x 11' 2")

BEDROOM TWO

3.42m x 3.18m (11' 3" x 10' 5")

BEDROOM THREE

2.24m x 3.01m (7' 4" x 9' 11")

FAMILY BATHROOM