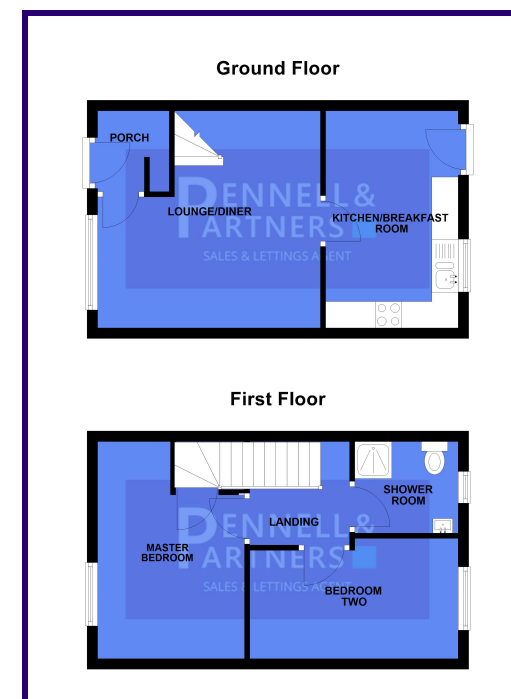




46 PORTCHESTER CLOSE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8UP

GUIDE PRICE £205,000 £205,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Located in the highly desirable and peaceful Portchester Close within the ever-popular Park Farm area of Peterborough, this well-presented two-bedroom mid-terrace home offers comfortable and modern living in a quiet residential setting.

Ideal for first-time buyers, investors, or those seeking a buy-to-let opportunity, this property is ready to move straight into.

This property boasts a welcoming entrance porch/Spacious and bright lounge Stylish/kitchen to the rear of the property/Two generously sized bedrooms/Modern family bathroom/Low-maintenance enclosed rear garden with shed and patio area/Driveway parking for two vehicles Attractive front garden with flower borders.

Situated in a quiet and highly sought-after location The home opens with a practical entrance porch leading into a generously sized lounge, perfect for relaxing or entertaining.

To the rear, the modern kitchen offers a sleek and functional space with views into the rear garden.

Upstairs, you'll find two spacious bedrooms and a well-appointed family bathroom.

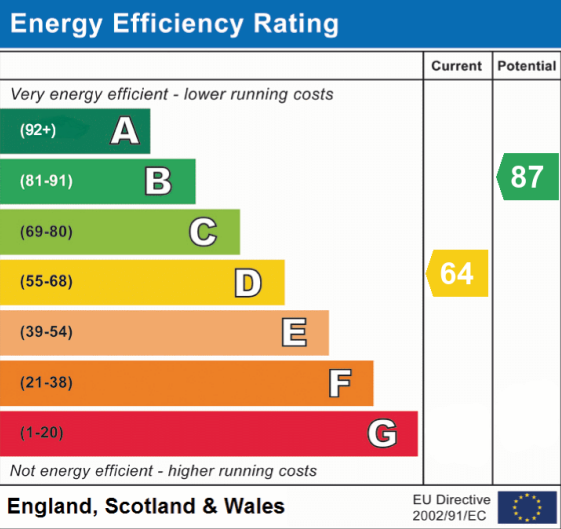
Externally, the rear garden is mainly laid to patio for easy maintenance and includes a useful garden shed.

The front of the property benefits from a private driveway for two cars and well-kept flower borders, enhancing the home's kerb appeal.

This is a fantastic opportunity to purchase a property in a highly regarded location with excellent local amenities, transport links, and nearby school.

The property has a modern combi boiler system that does have a transferable 6 month warranty.

EPC Rating: D (64)



ENTRANCE PORCH

0.88m x 1.53m (2' 11" x 5' 0")

LOUNGE/DINER

4.46m x 3.24m (14' 8" x 10' 8")

KITCHEN

2.51m x 4.11m (8' 3" x 13' 6")

LANDING

1.92m x 0.98m (6' 4" x 3' 3")

MASTER BEDROOM

3.06m x 4.07m (10' 0" x 13' 4")

BEDROOM TWO

3.95m x 2.10m (13' 0" x 6' 11")

BATHROOM

1.96m x 1.73m (6' 5" x 5' 8") SHOWER
WC
BASIN

REAR GARDEN

PRIVATELY ENCLOSED WITH FENCING
GARDEN SHED
LAID TO PATIO
BORDERS

FRONT GARDEN

BORDER
PARKING FOR 2+ CARS

GENERAL

PVC WINDOWS
PVC FRONT/BACK DOOR
BOILER WITH TRANSFERABLE WARRANTY
RECENTLY NEW SHOWER TO BATHROOM
KITCHEN NEW 3 YEARS AGO