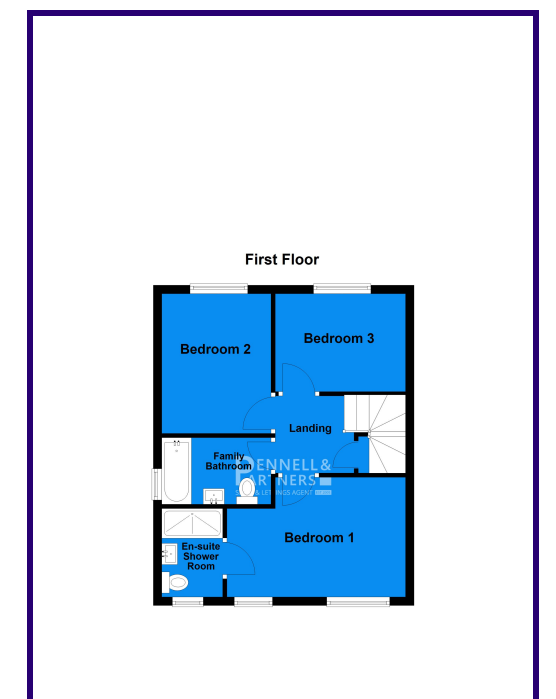
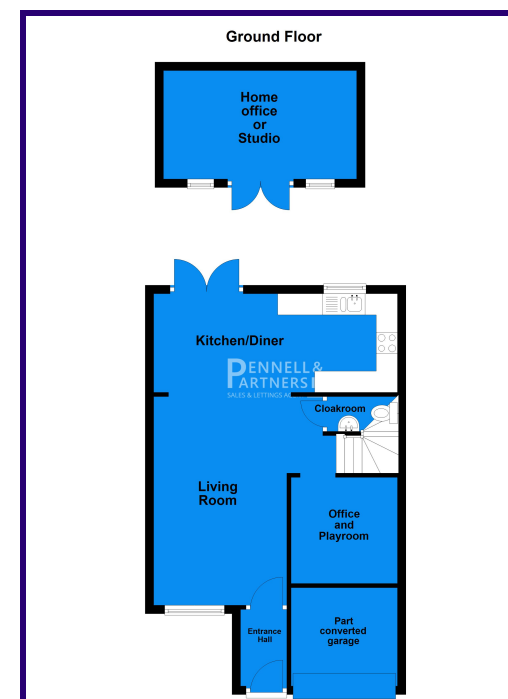




9 BRODIE PLACE, HAMPTON GARDENS, PETERBOROUGH, CAMBRIDGESHIRE. PE7 8QD

£275,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

Well presented and spacious semi detached house with THREE DOUBLE BEDROOMS and ENSUITE SHOWER ROOM to master.

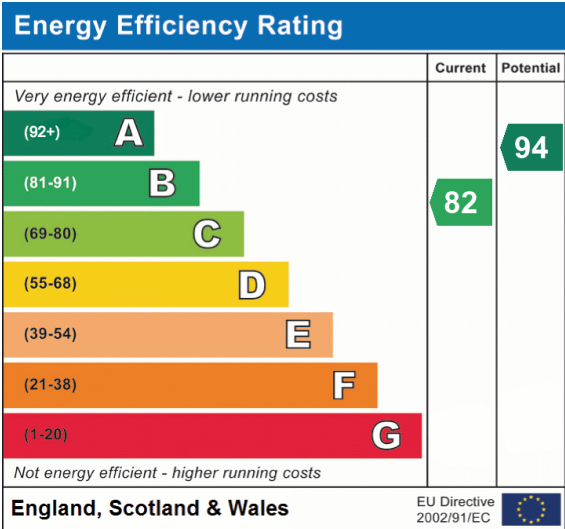
On the ground floor the living accomodation is open plan and roomy with the additional benefit of a part converted garage to an office/playroom - there is a ground floor cloakroom and fitted kitchen diner overlooking the rear garden.

The first floor there are THREE double bedrooms with an ensuite shower room to the master bedroom and spacious family bathroom.

Outside in the rear garden the Home studio/cabin offers the flexibility of working from home, benefiting from air conditioning and heating, double glazed windows, power, and fully insulated.

Additionally there is driveway parking for THREE cars.

EPC Rating: B (82)



Entrance Hall

Living Room

4.92m x 3.12m (16' 2" x 10' 3")

Kitchen Diner

5.73m x 2.31m (18' 10" x 7' 7")

Cloakroom

1.37m x 0.92m (4' 6" x 3' 0")

Office or Playroom

2.37m x 2.53m (7' 9" x 8' 4")

First floor

Bedroom 1

4.22m x 2.94m (13' 10" x 9' 8")

Ensuite Shower Room

2.08m x 1.42m (6' 10" x 4' 8")

Bedroom 2

3.40m x 2.66m (11' 2" x 8' 9")

Bedroom 3

2.40m x 2.25m (7' 10" x 7' 5")

Family Bathroom

1.73m x 2.67m (5' 8" x 8' 9")

OUTSIDE

Landscaped and low maintenance rear garden with paved pathway to gated side access.
The driveway to the front offers parking for 3 cars

HOME OFFICE/STUDIO

4.55m x 2.56m (14' 11" x 8' 5")