



35 Watt Close, Peterborough, Cambridgeshire PE4 7XF

£190,000



Welcome to this charming 2-bedroom semi-detached house, a perfect blend of comfort and convenience ideally situated in a cul de sac location. Ideal for first-time buyers, small families, or anyone looking to downsize without compromising on space. Featuring 2 double bedrooms, garage, driveway, living room, kitchen/diner, utility area, WC and bathroom, this home offers a generous amount of space.

Don't miss the opportunity to make this lovely semi-detached house your new home. Contact us today to arrange a viewing. Your first home awaits!

ENTRANCE

Door to front and stairs to first floor.

LIVING ROOM

14' 4" (max) 10'2" (min) x 11' 6" (max) 9'7" (min) (4.37m x 3.51m)
(approx) Window to front and radiator.

KITCHEN/DINER

15' 1" x 8' 1" (4.60m x 2.46m) (approx) Fitted with a range of base and eye level units with work surfaces over, space for cooker, stainless steel sink with mixer tap over, space for freestanding fridge/freezer, understairs cupboard and window to rear.

UTILITY AREA

6' 0" x 6' 2" (1.83m x 1.88m) (approx) Fitted with a range of base and eye level units with work surfaces over, space for washing machine and door to side.

CLOAKROOM

2' 9" x 6' 2" (0.84m x 1.88m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin.

FIRST FLOOR LANDING

Cupboard with boiler in. Loft access.

BEDROOM ONE

8' 9" (max) 5'1" (min) x 15' 0" (max) 11'6" (min) (2.67m x 4.57m)
(approx) Two windows to front, overstairs cupboard and radiator.

BEDROOM TWO

8' 6" (max) 5'1" (min) x 13' 9" (max) 11'0" (min) (2.59m x 4.19m)
(approx) Window to rear and radiator.

BATHROOM

Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.

GARAGE

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

