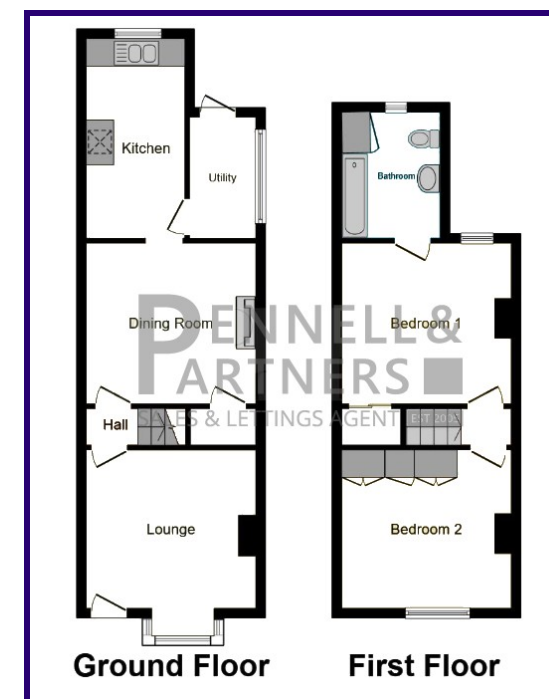




202 BELSIZE AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 9HX

£190,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

Upon entering the property, you are welcomed into a beautifully decorated living room featuring a new box- bay window that floods the space with natural light.

The décor is tastefully neutral, complemented by newly fitted carpets and fresh plasterwork throughout the home, creating a modern yet cosy atmosphere.

Moving through the internal hallway, you arrive at the second reception room – a spacious dining area ideal for entertaining or family meals. This room boasts an original fireplace, adding character and warmth to the space.

To the rear of the property is the well-appointed kitchen, offering ample storage and workspace, with a handy lean-too area with stylish exposed brick, providing additional functionality.

A rear door leads you out to the enclosed back garden, making this area both practical and family-friendly.

Upstairs, the property continues to impress with two generous double bedrooms, both offering excellent space and storage.

The family bathroom is located at the rear of the first floor and features a modern suite, including a shower over the bath, wash hand basin, and WC along with fitted furniture.

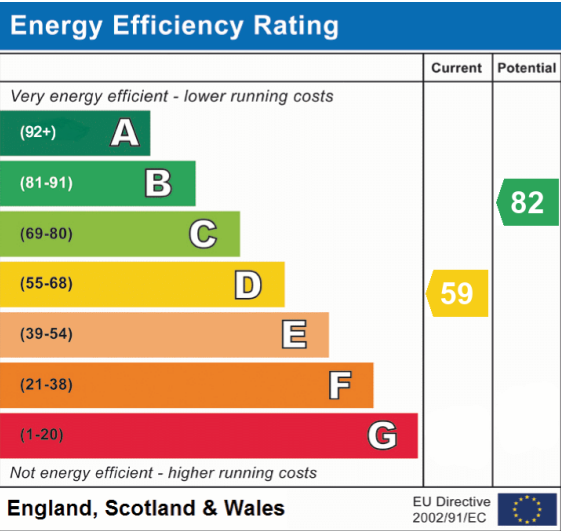
Externally, the rear garden is a fantastic feature – fully enclosed with brand-new fencing to both sides, offering privacy and security.

It provides a great space for outdoor relaxation, children's play, with lawn area, a good size patio, a shed to the bottom of the garden and various planting areas.

The front garden is also enclosed, with a charming brick wall and decorative stones offering kerb appeal.

This home has undergone significant upgrades, including a new composite front door, full internal plastering, and refreshed interiors throughout including stylish internal doors and wall lighting – ensuring it is ready to move straight into with no work required.

Properties of this quality and location rarely stay on the market for long.



GROUND FLOOR

LOUNGE

3.703m x 3.471m (12' 2" x 11' 5")  
BOX BAY WINDOW

DINING ROOM

3.712m x 3.494m (12' 2" x 11' 6")  
ORIGINAL FIREPLACE

KITCHEN

4.473m x 2.191m (14' 8" x 7' 2")

LEAN-TOO

1.402m x 2.671m (4' 7" x 8' 9")

FIRST FLOOR

BEDROOM TWO

3.741m x 3.509m (12' 3" x 11' 6")  
FITTED WARDROBES

MASTER BEDROOM

3.727m x 3.529m (12' 3" x 11' 7")  
ORIGINAL FIREPLACE

BATHROOM

2.154m x 2.748m (7' 1" x 9' 0")  
SHOWER OVER BATH  
BATH  
VANITY FURNITURE FEATURING WC AND WASH HAND BASIN

OUTSIDE

FRONT

WALLED GARDEN  
DECORATIVE STONES  
PATH TO FRONT DOOR

REAR

LARGE PATIO AREA (SLAB)  
LAID TO LAWN  
PATHWAY TO BOTTOM OF GARDEN  
PLANTING AREAS  
SHED TO BOTTOM OF GARDEN  
ACCESS TO SIDE OF PROPERTY  
ALL ENCLOSED WITH NEW FENCING