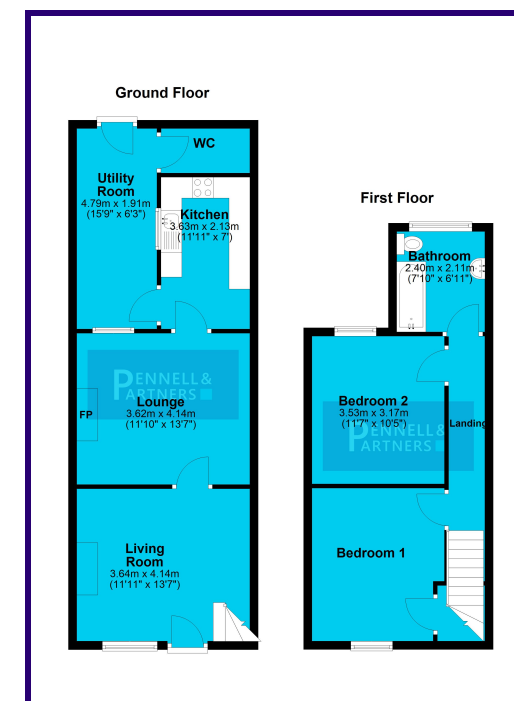


218 ST PAULS ROAD, PETERBOROUGH, CAMBRIDGESHIRE. PE1 3RN

£180,000



**PENNELL & PARTNERS**

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



## ABOUT THE PROPERTY

Welcome to your new sanctuary on St. Paul's Road! Nestled in the heart of Peterborough, this delightful two-bedroom end terraced home offers a perfect blend of comfort, style, and convenience.

### Key Features:

**Two Reception Rooms:** Experience versatile living spaces with two generously sized reception rooms, ideal for entertaining guests or enjoying cosy family evenings.

**Refitted Kitchen:** Step into the heart of the home, where the sleek and modern refitted kitchen awaits. Equipped with contemporary appliances and ample storage space, it's a chef's haven.

**Utility Room and Cloakroom:** Convenience is key with a dedicated utility room and cloakroom downstairs, ensuring practicality without compromising on style.

**Two Double Bedrooms:** Retreat to tranquillity in two spacious double bedrooms upstairs, offering ample space for relaxation and personalization.

**Bathroom:** Unwind in the well-appointed bathroom, featuring modern fixtures and a soothing ambiance for your daily routines.

**Off-Road Parking:** Say goodbye to parking woes with the convenience of off-road parking, ensuring hassle-free access to your abode.

**Rear Garden:** Step outside to your private oasis – a rear garden mainly laid to lawn with a large patio area, perfect for al fresco dining, entertaining, or simply basking in the sunshine.

**Driveway to the Side:** Enjoy additional convenience with a driveway to the side of the property, providing easy access and extra parking space for your vehicles.

### Location:

Situated in the vibrant community of Peterborough, St. Paul's Road offers a coveted blend of tranquillity and urban convenience. Enjoy easy access to local amenities, schools, parks, and transport links, making everyday living a breeze.

### Summary:

Don't miss the opportunity to make this enchanting property your new home sweet home. Whether you're a first-time buyer, a growing family, or seeking a savvy investment, this charming abode ticks all the boxes for comfortable and stylish living.

### EPC Rating:



### Living Room

4.14m x 3.68m (13' 7" x 12' 1")

### Lounge

4.14m x 3.64m (13' 7" x 11' 11")

### KITCHEN

2.13m x 3.62m (7' 0" x 11' 11")

### UTILITY ROOM

1.82m x 4.52m (6' 0" x 14' 10")

### CLOAKROOM

### FIRST FLOOR

### BEDROOM ONE

2.90m x 3.68m (9' 6" x 12' 1")

### BEDROOM TWO

3.64m x 3.03m (11' 11" x 9' 11")

### BATHROOM

2.12m x 2.43m (6' 11" x 8' 0")

### WORKSHOP

### OUTSIDE

Mainly laid to lawn with large patio area and raised seating terrace. driveway to the side of the property with gated access to driveway.