



42 MYRTLE AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE1 4LR

£200,000



**PENNELL & PARTNERS**

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## ABOUT THE PROPERTY

\*\*\*GUIDE PRICE £200,000 - £210,000\*\*\*

This charming 2-bedroom property located on Myrtle Avenue in Peterborough offers a comfortable and convenient living space for families or professionals.

Bedrooms: 2 large bedrooms

Living Area: Spacious lounge diner

Kitchen: Modern, well-equipped kitchen Storage: Walk-in pantry

Bathrooms: Family bathroom Separate toilet

Accessibility: Close to major routes and amenities

This charming 2-bedroom property located on Myrtle Avenue in Peterborough offers a comfortable and convenient living space for families or professionals.

The property boasts: Large Lounge Diner: A generous living area perfect for relaxation and entertaining guests.

Modern Kitchen: Equipped with contemporary appliances and finishes, making meal preparation a delight.

Walk-In Pantry: Additional storage space to keep your kitchen organized.

Bedrooms: Two spacious bedrooms that provide ample space for furniture and storage.

Bathrooms: A family bathroom for everyday use and a separate toilet for added convenience.

The property is strategically located, providing easy access to major routes and local amenities, making it an ideal choice for those seeking both comfort and convenience in their living arrangement.

Ideal first time buyer property.

EPC Rating: D (58)

### Entrance Hall

1.53m x 1.35m (5' 0" x 4' 5")

### Lounge Diner

3.10m x 6.08m (10' 2" x 19' 11")

### Kitchen

3.01m x 2.69m (9' 11" x 8' 10")

### Walk in pantry

2.52m x 1.78m (8' 3" x 5' 10")

### Landing

1.89m x 1.6m (6' 2" x 5' 3")

### Master Bedroom

4.78m x 2.79m (15' 8" x 9' 2")

### Bedroom 2

3.17m x 3.17m (10' 5" x 10' 5")

### Toilet

.83m x 1.43m (2' 9" x 4' 8")

### Bathroom

1.43m x 1.89m (4' 8" x 6' 2")

### Lean To structure to side of property

Timber/polycarbonate roof with PVC doors front and back

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		90
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	