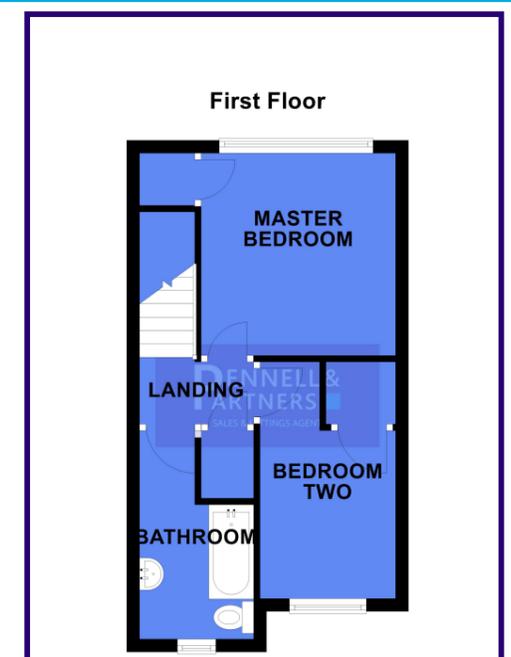
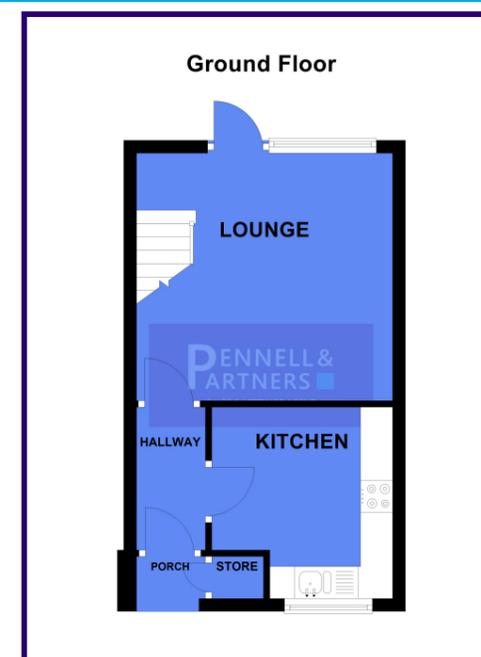


8 BRANCEPETH PLACE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 9QG  
£160,000



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

## ABOUT THE PROPERTY

\*\*\*GUIDE PRICE £160,000 - £170,000\*\*\*

\*\*\*NO CHAIN\*\*\*

Upon entering the property, you are welcomed into a bright entrance hall which has recently benefited from new flooring, creating an attractive and practical first impression. To the right-hand side is the kitchen, a light and spacious room thanks to a large window overlooking the front elevation.

The kitchen offers an excellent range of cabinets and generous worktop space, along with designated space for white goods, making it both functional and convenient for everyday living.

To the rear of the property is a generously sized lounge that spans the width of the house. This versatile living space provides ample room for a variety of furniture layouts, whether you prefer a cosy lounge arrangement or a combined living and dining area. The room is filled with natural light from the large rear window and door which provide direct access to the garden, while the staircase to the first floor is also located here.

Upstairs, the property continues to impress with two well-proportioned bedrooms. Both rooms are comfortably large enough to accommodate double beds and additional bedroom furniture, making them ideal for a range of buyers.

Each bedroom also benefits from a convenient single-width built-in wardrobe, providing useful storage

without compromising on floor space. The family bathroom is particularly spacious for a property of this type. It features a bath with shower over, wash hand basin, and WC. With tiled walls and a practical layout, this room is both stylish and functional, complementing the rest of the home perfectly.

Externally, the property enjoys a private and enclosed rear garden which offers a low-maintenance outdoor space ideal for relaxing or entertaining.

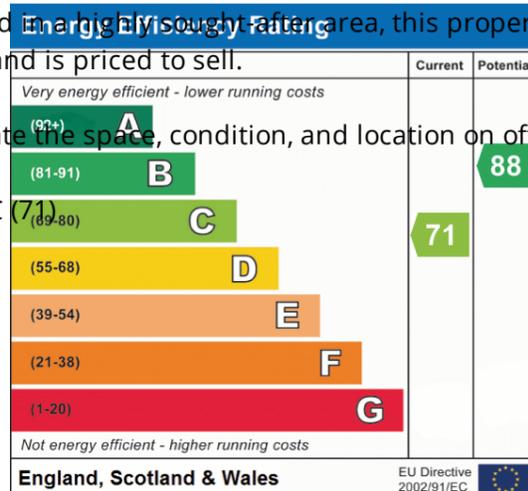
To the front of the property there is a useful external storage cupboard along with a garden finished with decorative stone and gravel for easy upkeep.

The home also benefits from an allocated parking space and a nearby grassed area, adding further practicality and appeal.

Offered in fantastic condition throughout and located in a highly sought-after area, this property represents excellent value and is priced to sell.

Early viewing is highly recommended to fully appreciate the space, condition, and location on offer.

EPC Rating: C



## GROUND FLOOR

### STORAGE UNIT

TO THE RIGHT OF THE ENTRANCE DOOR. LOCKABLE STORAGE IN BRICK SURROUND.

### ENTRANCE HALL

### KITCHEN

2.821m x 2.983m (9' 3" x 9' 9")

### LOUNGE

3.862m x 3.857m (12' 8" x 12' 8")

## FIRST FLOOR

### MASTER BEDROOM

2.837m x 3.178m (9' 4" x 10' 5")

### BEDROOM TWO

2.101m x 3.688m (6' 11" x 12' 1")

### BATHROOM

1.688m x 3.265m (5' 6" x 10' 9")

BATH  
SHOWER OVER BATH  
TOILET  
WASH HAND BASIN

## OPUTSIDE

REAR

FULLY ENCLOSED  
LOW MAINTENENCE  
PVC DOOR ACCESS FROM BACK OF HOUSE

FRONT

BRICK BUILT STORAGE  
DECORATIVE STONE GARDEN  
ALLOCATED PARKING SPACE  
SMALL LAWN AREA