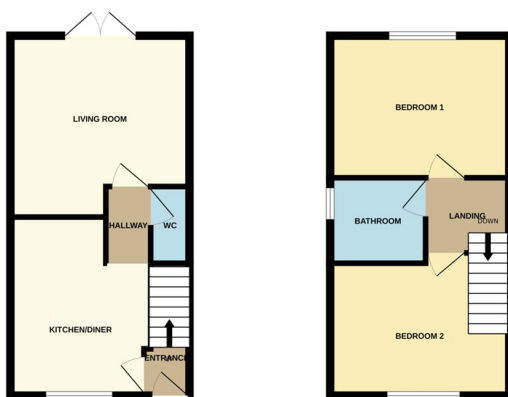




9 Hemlock Close, Peterborough, Cambridgeshire PE1 4FZ

£200,000



*** PERFECT 1ST TIME BUY! *** " Guide £200,000 - £210,000. Exceptionally presented and perfect as a first time buy, this 2 bedroom end of terrace home is located in a cul de sac location. Featuring an entrance, kitchen/diner, living room, cloakroom, 2 double bedrooms, bathroom, parking for two cars and a generous rear garden. Viewings highly recommended. Council Tax Band - A / EPC Energy Rating - B "

ENTRANCE

3' 6" x 3' 9" (1.07m x 1.14m) (approx) Door to front, radiator and stairs to first floor.

KITCHEN / DINER

12' 2" (max) (3.71m) 10' 5" (min) x 9' 9" (3.17m x 2.97m) (approx) Fitted with a range of base and eye level units with work surfaces over, integrated oven and hob, space for freestanding fridge / freezer, space for undercounter washing machine and stainless steel sink with mixer tap. Window to front and radiator. Open into:

INNER HALL

3' 5" x 4' 1" (1.04m x 1.24m) (approx)

W/C

2' 7" x 5' 4" (0.79m x 1.63m) (approx) Low level W/C, wash hand basin and radiator.

LIVING ROOM

12' 8" (max) (3.86m) 11' 2" (min) x 12' 9" (3.40m x 3.89m) (approx) French doors to rear.

FIRST FLOOR LANDING

Radiator.

BEDROOM ONE

13' 0" x 9' 8" (3.96m x 2.95m) (approx) Window to front and radiator.

BEDROOM TWO

8' 3" (min) (2.51m) 10' 1" (max) x 9' 8" (min) (3.07m x 2.95m) 13' 0" (max) (3.96m) (approx) Window to front, radiator and overstairs cupboard.

BATHROOM

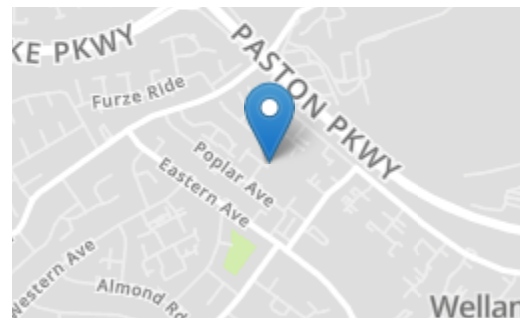
Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to side and heated towel rail.

SERVICE CHARGE

Please note there is a service charge 1 January 2026 - 30 June 2026 which is £84.49.

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.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92+) A		97
(81-91) B		
(69-80) C		83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

