



16 RATHBONE CRESCENT, PETERBOROUGH, CAMBRIDGESHIRE. PE3 6DE

£230,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Superb two-bedroom semi-detached home located on the peaceful Rathbone Crescent in Peterborough. This delightful property is ideal for first-time buyers, young families, or those looking to downsize without compromising on space or comfort.

Kitchen/Diner: A spacious and modern kitchen/diner perfect for family meals and entertaining guests. The kitchen is well-equipped with contemporary appliances and ample storage, while the dining area provides a cosy setting for shared meals.

Lounge: A comfortable and inviting lounge area, offering plenty of natural light and a great space for relaxation and leisure. **Cloakroom:** Conveniently located downstairs, the cloakroom adds to the practicality of the home.

First Floor: Bedroom 1: A generous double bedroom with ample space for a large bed and additional furniture, creating a serene retreat.

Bedroom 2: Another spacious double bedroom, perfect for guests, children, or a home office setup.

Bathroom: A modern and stylish family bathroom, fitted with quality fixtures and finishes. **Exterior:**

Rear Garden: The property boasts a large rear garden laid to lawn, perfect for outdoor activities and enjoying the warmer months. The garden is enclosed with timber fenced boundaries, ensuring privacy and security.

Parking: A driveway at the front of the property provides parking space for two cars, adding to the convenience of this home.

Rathbone Crescent is a quiet and friendly residential area, offering a peaceful lifestyle while still being close to all necessary amenities.

Peterborough is a historic city located in the East of England, known for its beautiful cathedral, vibrant city centre, and excellent transport links. The city offers a blend of modern urban living and rich historical heritage. Residents can enjoy a variety of shopping centres, restaurants, and cultural attractions. The city is well-served by public transport, including a major train station with direct links to London and other major cities. Peterborough also boasts a range of parks and green spaces, perfect for outdoor enthusiasts.

This delightful home on Rathbone Crescent is not only a great living space but also offers the opportunity to become part of the thriving Peterborough community. Don't miss out on making this your new home!

LOUNGE

4.21m x 4.86m (13' 10" x 15' 11")

KITCHEN/DINER

4.21m x 3.53m (13' 10" x 11' 7")

CLOAKROOM

BEDROOM ONE

4.21m x 2.88m (13' 10" x 9' 5")

BEDROOM TWO

4.21m x 3.04m (13' 10" x 10' 0")

BATHROOM

OUTSIDE

The front garden has a small lawn, and pathway leading to the front door. Driveway to the side of the house provides parking for two cars, and has a gate to the rear garden.

The rear garden is laid to lawn, with a patio seating area. timber fenced boundaries.

EPC Rating: B (83)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	96
(81-91)	B	83
(69-80)	C	
(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