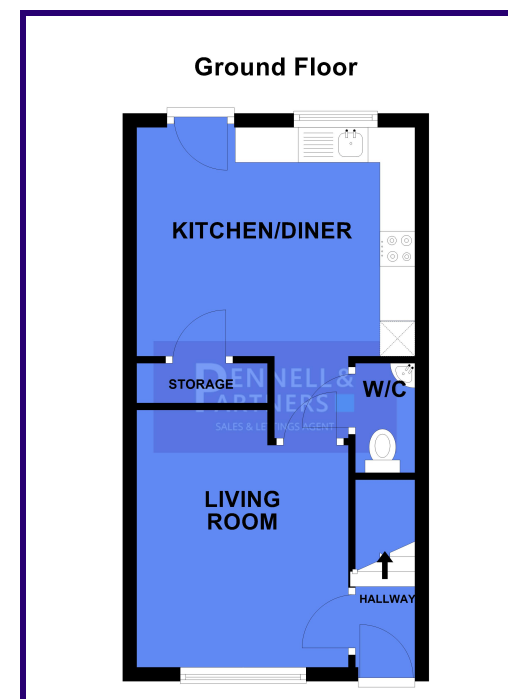




64 ARKWRIGHT WAY, PETERBOROUGH, CAMBRIDGESHIRE. PE4 7EE

£210,000



**PENNELL & PARTNERS**

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 -  
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**ABOUT THE PROPERTY**

The ground floor features a welcoming entrance hall leading to a spacious lounge and from there, a modern kitchen/diner with rear aspect views. Providing a bright and comfortable living space.

A convenient downstairs WC adds to the practicality of the layout.

Upstairs, the property offers two generous double bedrooms, both well-proportioned and offering ample space for furnishings.

The accommodation is completed by a family bathroom, fitted with a three-piece suite.

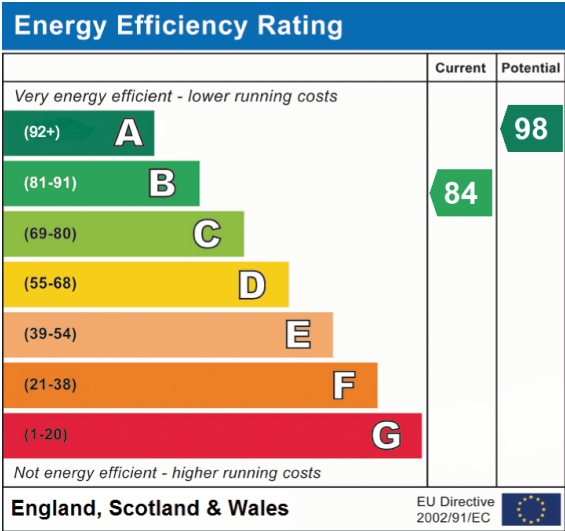
Externally, the property benefits from driveway parking to the front, offering off-road parking for at least one vehicle.

To the rear, a private garden laid mainly to lawn provides a pleasant outdoor space, ideal for relaxing or entertaining.

Situated close to local amenities, schools, and transport links, this home combines comfort with convenience and is sure to attract strong interest.

Early viewing is highly recommended

EPC Rating: B (84)



**GROUND FLOOR**

**ENTRANCE HALL**

**LIVING ROOM**

3.021m x 3.679m (9' 11" x 12' 1")

**KITCHEN/DINER**

3.951m x 3.272m (13' 0" x 10' 9")

**W/C**

0.852m x 1.569m (2' 10" x 5' 2")

**FIRST FLOOR**

**MASTER BEDROOM**

3.967m x 3.007m (13' 0" x 9' 10")

**BEDROOM TWO**

3.961m x 2.546m (13' 0" x 8' 4")

**FAMILY BATHROOM**

2.041m x 2.030m (6' 8" x 6' 8")  
3 PEICE SUITE

**OUTSIDE**

FRONT

OFF ROAD PARKING  
GREEN SPACE

REAR

PRIVTE ENCLOSED REAR GARDEN  
MOSTLY LAID TO LAWN