



21 The Catkins, Poplar Avenue, Peterborough, PE1 4QF

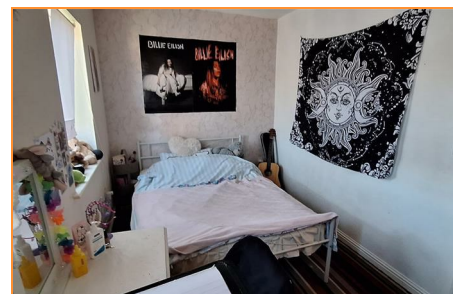
£158,000

Nestled in the charming area of The Catkins on Poplar Avenue, Peterborough, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts two well-proportioned bedrooms, perfect for a small family or professionals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a versatile area for relaxation or entertaining guests. The layout is designed to maximise natural light, creating a warm and airy atmosphere throughout.

This house will be sold with no chain allowing for a swift move-in process, making it an ideal choice for those eager to settle into their new abode without delay. The surrounding neighbourhood is known for its friendly community and convenient access to local amenities, ensuring that all your daily needs are within easy reach.

Whether you are a first-time buyer or looking to downsize, this property offers a wonderful blend of comfort and practicality. Do not miss the chance to make this charming house your new home in Peterborough.



Entrance Hallway

12'05 x 5'08 (3.78m x 1.73m)

Upvc double glazed door to front aspect, laminate flooring and under stairs cupboard.

Kitchen

9'02 x 8'00 (2.79m x 2.44m)

Upvc double glazed window to front aspect, fitted kitchen with matching base/wall units, stainless steel sink/drainer, one bowl with mixer tap, work surfaces, electric hob and oven, cooker hood, boiler, laminate flooring, plumbing for washing machine and space for fridge/freezer.

Lounge

13'11 x 9'10 (4.24m x 3.00m)

Upvc double glazed window to rear aspect, Upvc double glazed French patio doors to garden, laminate flooring and radiator. storage cupboard

Landing

5'06 x 4'11 (1.68m x 1.50m)

Doors leading to all rooms

Bedroom 1

13'11 x 7'05 (4.24m x 2.26m)

Two Upvc double glazed windows to front aspect, loft and radiator.

Bedroom 2

9'11 x 9'03 (3.02m x 2.82m)

Two Upvc double glazed windows to rear aspect and radiator.

Bathroom

8'02 x 4'10 (2.49m x 1.47m)

Wash hand basin, extractor fan, bath with tiled splash-backs and shower over, shaver point, low level WC and radiator.

Outside

Front garden enclosed by timber fencing, path to entrance door. Rear garden enclosed by timber fencing and pedestrian gate, laid to lawn with patio area.

