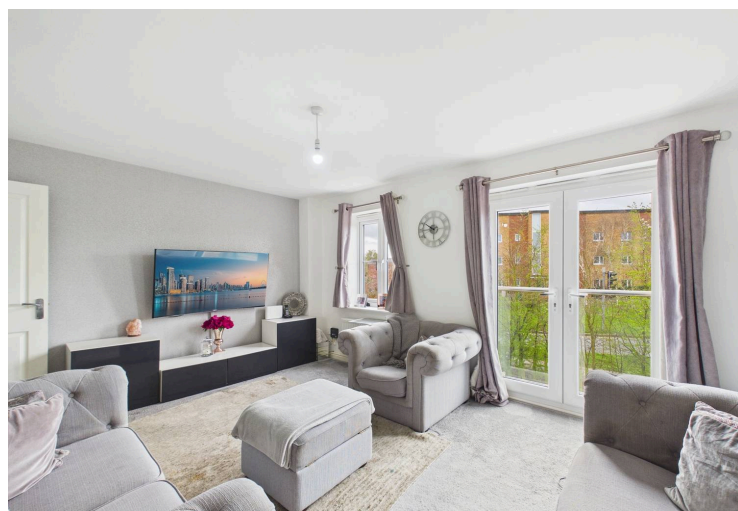




5 Cook Avenue, Peterborough

£300,000 Freehold

Adaptable living space that can be arranged as three to four bedrooms or one to two reception rooms. • Ground-floor double-use room with fitted furniture, offering the option of a bedroom or reception room. • Modern kitchen-diner complete with integrated cooker, hob, hood and a practical understairs storage cupboard and French doors to the garden. • A handy downstairs cloakroom provides excellent convenience for family life and visitors. • Juliet balcony providing an attractive feature to the first-floor living room. • First-floor double bedroom with built-in wardrobes and access to a Jack-and-Jill shower room. • A spacious second-floor primary bedroom featuring built-in wardrobes and a private en-suite shower room. • A well-appointed second-floor bedroom benefiting from built-in wardrobes. • Full bathroom. • Benefits from a single garage and parking space for approximately 2-3 vehicles. • Located around 2.2 miles from the city centre and mainline train station. • The property enjoys the advantage of being a B energy rating. • Ideally positioned within easy walking distance of local schools.



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