



## Baldwin Close

Peterborough, PE8 6EB

A well-presented 2-bedroom home in a quiet residential location, featuring a spacious living/dining room, modern fitted kitchen, separate utility room and family bathroom. The property also benefits from off-street parking, front garden space and excellent access to local amenities and transport links. Ideal for professionals, couples or small families.

£975 PCM

# Baldwin Close

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- 2 Well-Proportioned Bedrooms
- Spacious Living/Dining room
- Modern fitted kitchen
- Separate utility room
- Off-Street Parking
- Family bathroom
- Quiet residential location
- Please see Key Facts for Tenants for Material Information Disclosures

## Hallway

## Storage/Small Workspace

## Living/Dining Room

17'6 x 13'8 (5.33m x 4.17m)

## Kitchen

12'9 x 7'2 (3.89m x 2.18m)

## Utility Room

7'5 x 4'1 (2.26m x 1.24m)

## First Floor Landing

## Bedroom

17'9 x 8'6 (5.41m x 2.59m)

## Bedroom

11'10 x 7'4 (3.61m x 2.24m)

## Bathroom

5'8 x 5'6 (1.73m x 1.68m)

## Enclosed Rear Garden

## Off-Street Parking Space

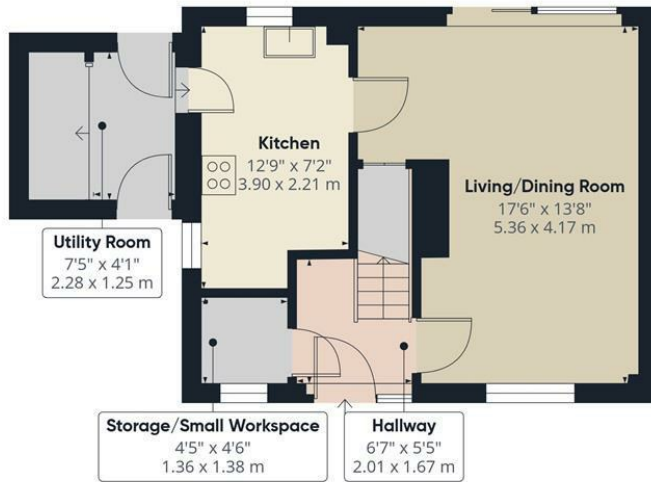


## Directions

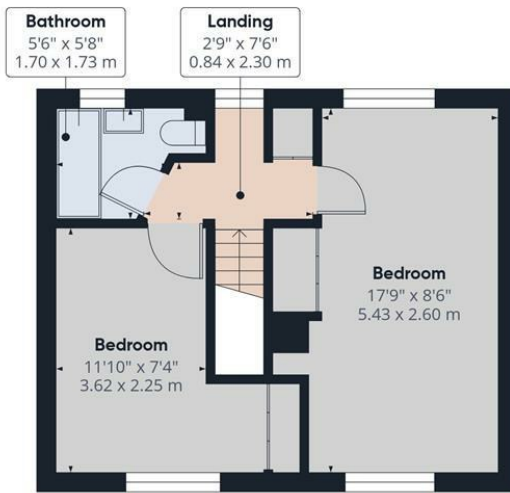
Please use the following postcode for Sat Nav guidance - PE8 6EB



# Floor Plan



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
762 ft<sup>2</sup>  
70.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | 67                      | 74        |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |