

Peterborough  
 Telephone: 01733 560 650  
 Email: Sales@RegalPark.co.uk  
**RegalPark.co.uk**



7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Milton Road, Fletton, Peterborough, PE2 8DZ**  
**Offers in excess of £210,000**  
**Freehold**

**\*WALKING DISTANCE TO CITY CENTRE\* \*CLOSE TO LOCAL AMENITIES\* \*NO CHAIN\***

Regal Park are pleased to offer this well presented 3 Bedroom Terrace House in the popular location of Fletton. The property is situated close to local amenities and is within walking distance to city centre and comprises; Lounge, Inner Hallway, Dining Room, Kitchen, Bathroom. The first floor has Bedroom 1, Bedroom 2 and Bedroom 3 (Off Bedroom 2).

There is an enclosed rear garden.  
 Viewings Highly Recommended.  
 No Chain.

EPC Rating: C

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





### Lounge

11'11" x 13'9" (3.63m x 4.19m)

UPVC double glazed window to front, double radiator, laminate flooring, telephone point, TV point, door to:

### Inner Hallway

Laminate flooring, stairs, door to:

### Dining Room

11'11" x 11'10" (3.63m x 3.61m)

UPVC double glazed window to rear, radiator, laminate flooring, under-stairs storage cupboard, open to:

### Kitchen

10'9" x 7'1" (3.27m x 2.16m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, tiled flooring, uPVC double glazed door to side, door to:

### Bathroom

Fitted with three piece suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin and close coupled WC, fully tiled walls, uPVC obscure double glazed window to rear, uPVC obscure double glazed window to side, heated towel rail, tiled flooring.

### Landing

Fitted carpet, door to:

### Bedroom 1

11'5" x 13'9" (3.48m x 4.18m)

UPVC double glazed window to front, radiator, fitted carpet, over-stairs storage cupboard.

### Bedroom 2

11'11" x 13'9" (3.64m x 4.18m)

UPVC double glazed window to rear, radiator, fitted carpet, door to:

### Bedroom 3 (Off Bedroom 2)

11'7" x 7'2" max (3.53m x 2.18m max)

UPVC double glazed window to rear, radiator, fitted carpet, storage cupboard with wall mounted combination boiler.

### Outside

The rear garden has a patio area, laid to lawn, gated access.

### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified. With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.