



Fletton Avenue, Peterborough PE2 8AU

welcome to

Fletton Avenue, Peterborough

WILLIAM H BROWN are delighted to OFFER FOR SALE this FANTASTIC FTB/INVESTMENT OPPORTUNITY. Ground FLOOR apartment with generous Lounge/Diner, Kitchen, Two Bedrooms and Bathroom. Allocated PARKING to the FRONT. BEING OFFERED FOR SALE WITH NO UPWARD CHAIN.



Entrance Hall

Airing cupboard housing hot water tank and shelving. Electric heater.

Lounge / Dining Room

24' 5" max x 12' 3" (7.44m max x 3.73m)

Two double glazed windows to the front, and double glazed french doors. Electric heater.

Kitchen

9' 3" x 8' 3" (2.82m x 2.51m)

Stainless steel sink unit with a range of matching cupboards & drawers below with work tops over.

Plumbing for automatic washing. Fitted electric hob with extractor hood over. Electric built in oven.

Space for fridge freezer.

Bedroom 1

10' x 9' 7" (3.05m x 2.92m)

Double glazed window to the side. Electric heater.

Bedroom 2

9' 11" x 7' 2" (3.02m x 2.18m)

Double glazed window to the side. Electric heater.

Bathroom

Panelled bath with shower above. Pedestal wash hand basin. Wc. Heated towel rail.

Outside The Property

Allocated parking.



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welcome to

Fletton Avenue, Peterborough

- Ground floor apartment
- Lounge/dining room
- Two Bedrooms
- Allocated parking
- NO ONWARD CHAIN

Tenure: Leasehold EPC Rating: C

£140,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
FLE103350 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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