



**Fletton Avenue, Peterborough PE2 8AX**



**welcome to**

**Fletton Avenue, Peterborough**

Character two bedroom first floor flat offering spacious living space, two bedrooms and a communal garden. Great investment or first time buyer opportunity. Early viewings are strongly recommended!



**Entrance Hall**

**Lounge**

13' 8" x 13' 7" ( 4.17m x 4.14m )

**Kitchen/Diner**

11' 8" x 15' 1" ( 3.56m x 4.60m )

**Bedroom One**

13' 7" x 11' 1" ( 4.14m x 3.38m )

**Bedroom Two**

9' 4" x 8' 8" ( 2.84m x 2.64m )

**Bathroom**



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welcome to

## Fletton Avenue, Peterborough

- Spacious living
- Two bedrooms
- Communal garden
- Character property
- Walking distance of City Centre

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FLE104250 - 0006

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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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