



**St. Johns Road, Peterborough PE2 8BL**



**welcome to**

## **St. Johns Road, Peterborough**

William H Brown are pleased to offer this lovely three bedroom semi-detached family home. Located in the popular area of Fletton in Peterborough. Within close links to Peterborough City centre and the train station as well as local schools and amenities. This spacious home briefly comprises of entrance, lounge, dining room, kitchen, utility room and WC. Three bedrooms and a family bathroom to the first floor. Outside there is iron gated access to the driveway and garage. There is a fully enclosed rear garden.





## Front Of Property

### Entrance

### Lounge

12' 2" (max into bay) x 12' (max) ( 3.71m (max into bay) x 3.66m (max) )

### Dining Room

12' 2" x 11' 4" ( 3.71m x 3.45m )

### Kitchen

9' 6" x 8' 4" ( 2.90m x 2.54m )

### Utility Room

5' 1" x 3' 9" ( 1.55m x 1.14m )

### Wc

### Landing

### Bedroom One

12' 3" x 11' 10" ( 3.73m x 3.61m )

### Bedroom Two

11' 4" x 9' 3" ( 3.45m x 2.82m )

### Bedroom Three

8' 5" (max) x 8' 5" (max) ( 2.57m (max) x 2.57m (max) )

### Family Bathroom

### Office

9' 7" x 7' 8" ( 2.92m x 2.34m )

### Garage

16' 2" x 10' 2" ( 4.93m x 3.10m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **St. Johns Road, Peterborough**

- Semi Detached House
- Two Reception Rooms
- Utility Room
- Downstairs WC
- Gated Driveway

Tenure: Freehold EPC Rating: D  
Council Tax Band: B

**£270,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
FLE104592 - 0005

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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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