



38 Princes Road, Fletton PE2 8ED
Offers in excess of £180,000

Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



381 Eastfield Road,
Peterborough, PE1 4RA
T: 01733 834727
E: peterborough@firminandco.co.uk

Accommodation

Offering no upward chain and situated in a popular location within Fletton is this Edwardian terraced, family home, conveniently located to both local amenities, and within walking distance to the city centre, and in brief the property comprises. Front door leading into a good size living room with window to the front, from here door into an inner hall with stairs providing access to the first floor, further door leads into a spacious dining room, benefitting from an understairs storage cupboard, fireplace surround, laminate flooring, and a double glazed window to the rear. Into the kitchen with a range of wall and floor units with worktop surfaces, inset single drainer sink unit with mixer tap, with plumbing for washing machine, and space for a cooker, window and a stable door to the side gives access into the rear garden, with further door leads into a downstairs cloakroom and the family bathroom with a two piece suite. On the first floor, doors leads to three good size bedrooms. Outside with an enclosed front garden, pathway to the side leads to the rear aspect with gated access into the rear garden. An enclosed garden with wooden fencing, and being laid to lawn.

Tenure: Freehold
Council Tax Band: A

Living Room: 11'10" x 11'10" (3.63m x 3.63m)

Dining Room: 11'10" x 11'10" (3.62m x 3.63m)

Kitchen: 11'5" x 7'2" (3.48m x 2.20m)

Downstairs WC:

Family Bathroom:

First Floor & Landing:

Bedroom 1: 11'11" x 13'9" (3.65m x 4.21m)

Bedroom 2: 11'10" x 13'9" (3.63m x 4.21m)

Bedroom 3: 11'3" x 7'2" (3.44m x 2.20m)

Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph

