



11 Phoenix Close

Fletton PE2 8FD

£240,000

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Enjoying a cul-de-sac position and located in the desirable area of Fletton, Peterborough is this, well presented semi detached townhouse, conveniently close proximity to local amenities, schools, walking distance of the city centre, parks, and offering easy access to public transport and major roadways nearby.

The townhouse boasts on the ground floor, two piece cloakroom, spacious lounge/diner with patio doors leading out into the rear garden, and a modern kitchen to the front aspect. On the first floor, access leads to, two generously sized double bedrooms, and a three piece family bathroom which serves the bedrooms. Second floor provides access into the main bedroom with dual aspect windows with door leading into a four piece bathroom.

Outside offers two parking spaces to the side with gated access leading into the rear garden.

Tenure: Freehold

Council Tax Band: B





Entrance Hall:

Cloakroom:

Lounge/Diner:

15'2" x 14'4" max (4.64m x 4.37m max)

Kitchen:

9'10" x 6'11" (3.00m x 2.13m)

First Floor & Landing:

Bedroom 2:

13'0" max x 11'1" (3.98m max x 3.39m)

Bedroom 3:

12'1" x 7'3" (3.69m x 2.23m)

Family Bathroom:

Second Floor:

Main Bedroom:

25'7" x 11'2" max (7.82m x 3.41m max)

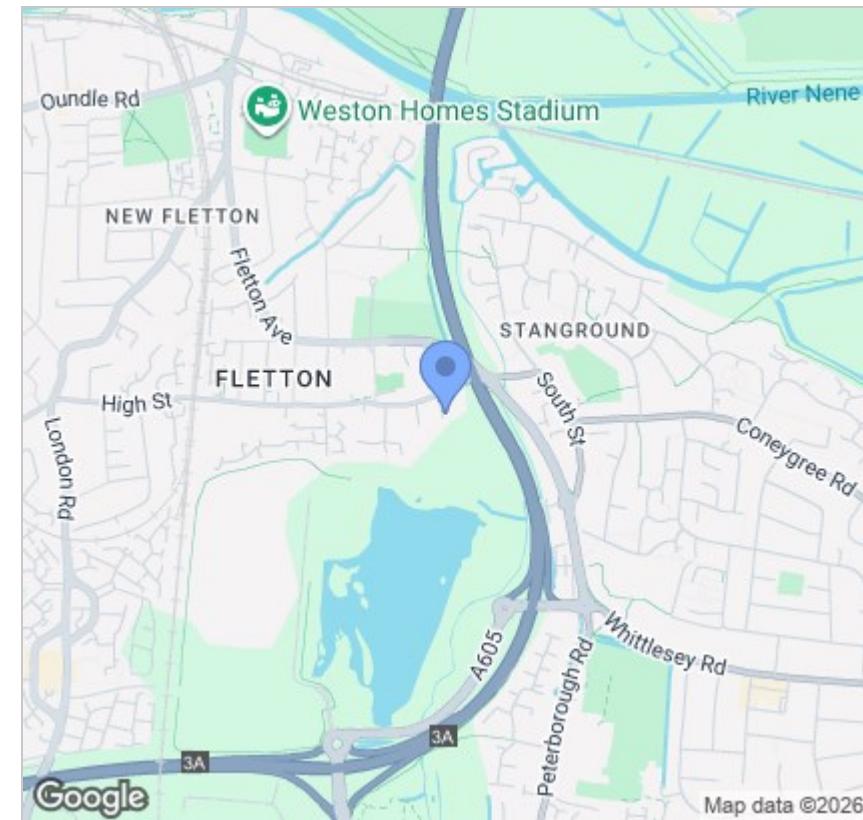
En-suite Bathroom:



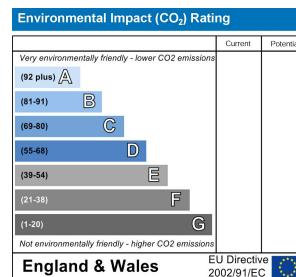
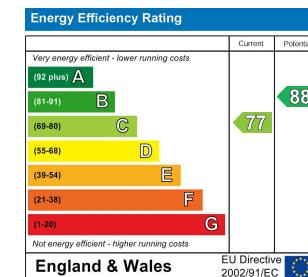
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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