



Firmin & Co.
TO LET
01733 973673
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117 Queens Walk
PE2 9AN
£1,050 Per month

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PE2 9AN

OPEN HOUSE 13th AUGUST BETWEEN 12-2PM BY APPOINTMENT ONLY

ZERO DEPOSIT OPTION AVAILABLE

AVAILABLE 1ST SEPTEMBER

This well presented Mid Terraced property, is only a twenty minute walk from the city centre/railway station, on the popular QUEENS WALK which would be an ideal for a family. The property consist of three bedrooms, living room, dining room, a galley kitchen and a family bathroom.

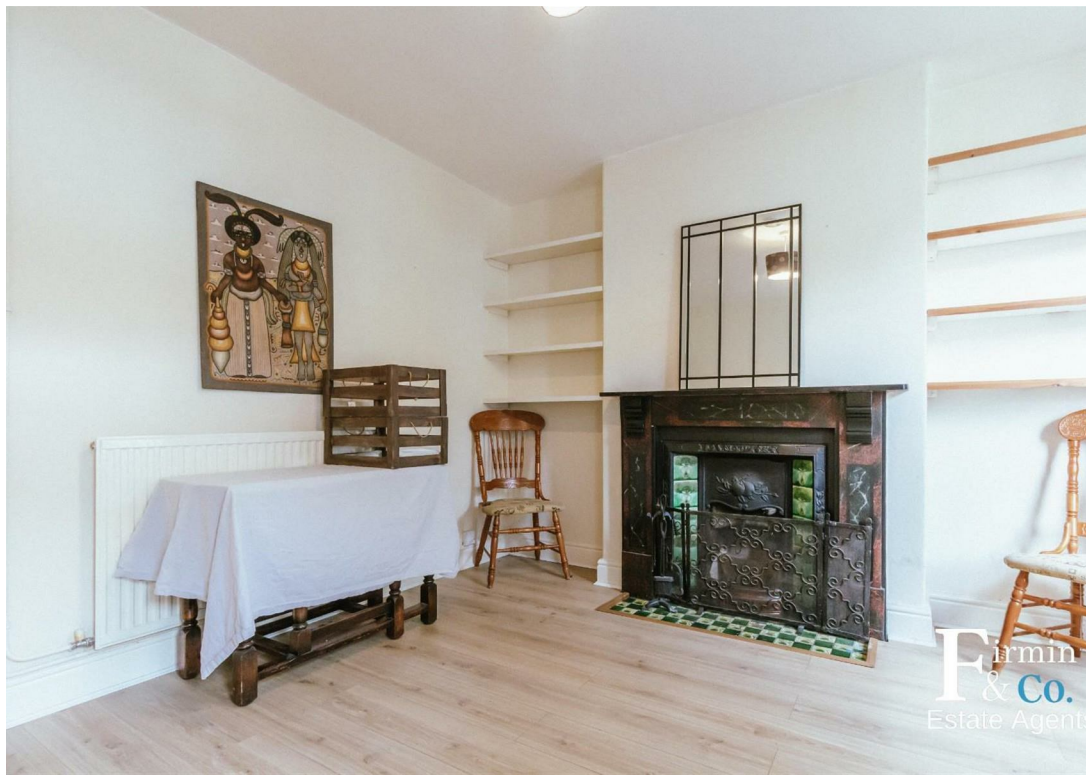
This well presented Terraced property, is only a twenty minute walk from the city centre/railway station.

In brief the property comprises of a separate lounge and dining room offering a sizeable storage under the stairs. The modern kitchen is fitted with a contemporary range of base and wall units, space for a free standing cooker, space for fridge freezer, plumbing and space for washing machine, with door to the side leading to the outside rear garden. Also a door leading to family bathroom

On the first floor are three bedrooms, the master bedroom with a good size closet and a large second Double bedroom with the third bedroom at the end of the hallway.

Outside there is a private rear garden mainly laid with gravel, courtyard area and a further low maintenance frontage enclosed by a grey picket fence .There is also on street parking to the front. Viewings are recommended.

*Pets considered at and extra £25 per month.





Location

Queens Walk is a location that is sought after due to the property being within a 10 minutes walk to the new Fletton Quays development and less than 20 minutes walk to City Centres restaurants, eateries, bars and shopping areas. Peterborough train station can be reached in around 25 minutes on foot, 5 minutes by car and 12 minutes by bus. The local primary school St Augustine's C of E is a 4 minute walk. Locally, Ferry Meadows country park can be reached on bike in 16 minutes and by car in 11 minutes.

The A1 Junction 17 can be reached by car in 12 minutes and the surrounding parkways give access to the A47 both east and west.

Floor Plan

Lounge:
13'11" x 11'3" Max

Dining room:
11'10" x 11'7"

Kitchen:
14' x 7'4" Max

Bathroom:

Landing

Bedroom One:
11'7" x 11'2"

Bedroom Two:
12' x 8'7"

Bedroom Three:
12'9" x 7'7"

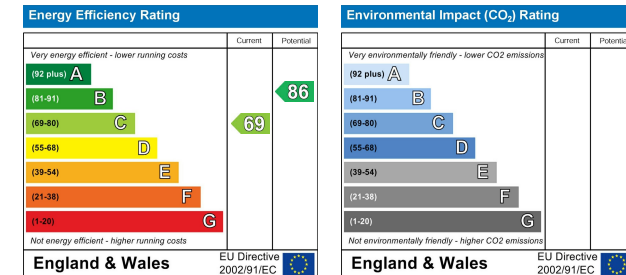
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Lettings Office on 01733 973673 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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