



16 Fletton Avenue
Fletton PE2 8AU
£350,000

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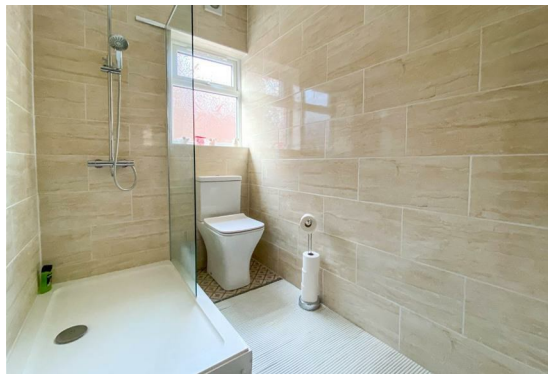
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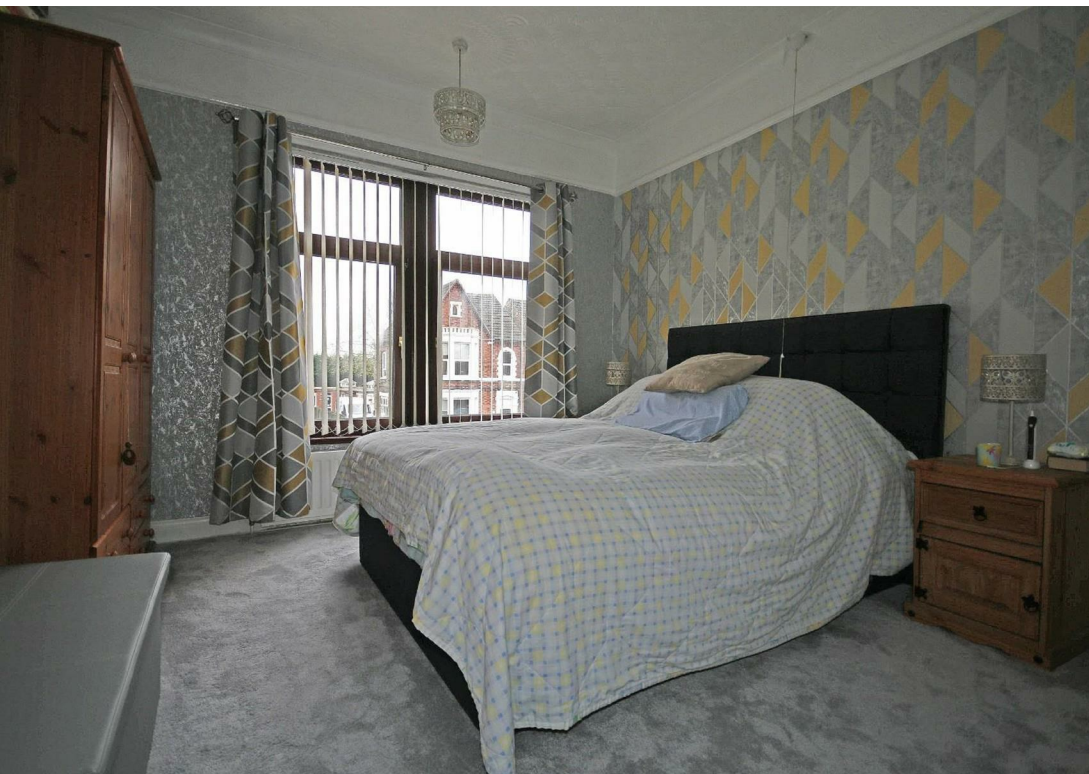
Believed to date back to the late 1920's is this charming detached spacious family home. Benefitting from traditional high ceilings with both the lounge & family rooms areas featuring open fireplaces. With a generous sized entrance hall with tiled flooring and with stairs leading to the first floor, separate doors off the hallway leading to, good size lounge area to the front with feature open fireplace and with box bay window to the front, the family/dining room being extended in the past, also benefits from an open fireplace and patio doors leading out into the rear garden. From here, leads into a fitted kitchen, with an ample range of wall and floor level fitted units with worktop surfaces, with an integrated oven and hob, two windows to the side, finishing off the ground floor is a recently installed downstairs shower room which comprises of a three piece suite, with double shower cubicle, WC, and a vanity wash hand basin, with heated towel radiator and a window to the side aspect.

On the first floor, spacious landing with a built-in storage cupboard, housing wall mounted central heating boiler, from the landing doors leads to three, good size bedrooms and a family bathroom.

Outside, the property itself is approached by a footpath to the front aspect into an enclosed front garden, with a driveway to the side giving access through to the rear driveway and garage which houses additional storage rooms and a WC. The rear gardens are set into different areas with lawns, hard standing areas and a footpath leading to the end of the garden where there are additional storage sheds/areas.

Tenure: Freehold
Council Tax Band: D





Entrance Porch:

Entrance Hall:

Lounge: 3.95m x 3.98m
(12'11" x 13'1")

Family/Dining Room: 7.62m x 3.52m
(25' x 11'6")

Kitchen: 3.98m x 2.50m
(13'1" x 8'2")

Shower Room: 1.50m x 2.55m
(4'92" x 8'4")

First Floor & Landing:

Bedroom 1: 3.94m x 3.55m
(13' x 11'8")

Bedroom 2: 3.58m x 3.55m
(11'9" x 11'8")

Bedroom 3: 2.83m x 2.56m
(9'3" x 8'5")

Family Bathroom:

Garage: 4.67m x 3.75m
(15'4" x 12'4")

Workshop: 2.74m x 4.45m
(9' x 14'7")



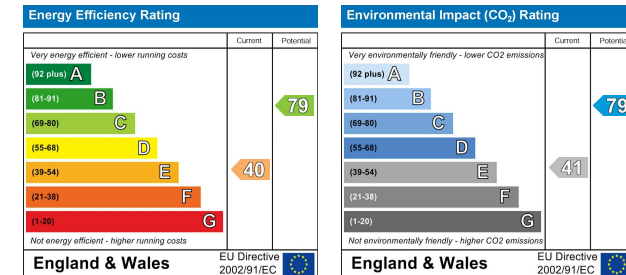
Floor Plan



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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