



73 Queens Road

Fletton PE2 8BS

Offers over £245,000

## 73 Queens Road

### Fletton PE2 8BS

Convenient to the City Centre is this well-presented extended, semi-detached family home which is situated in a popular part of Old Fletton, ideally placed, with good local amenities and transport routes nearby, and in briefly the property comprises.

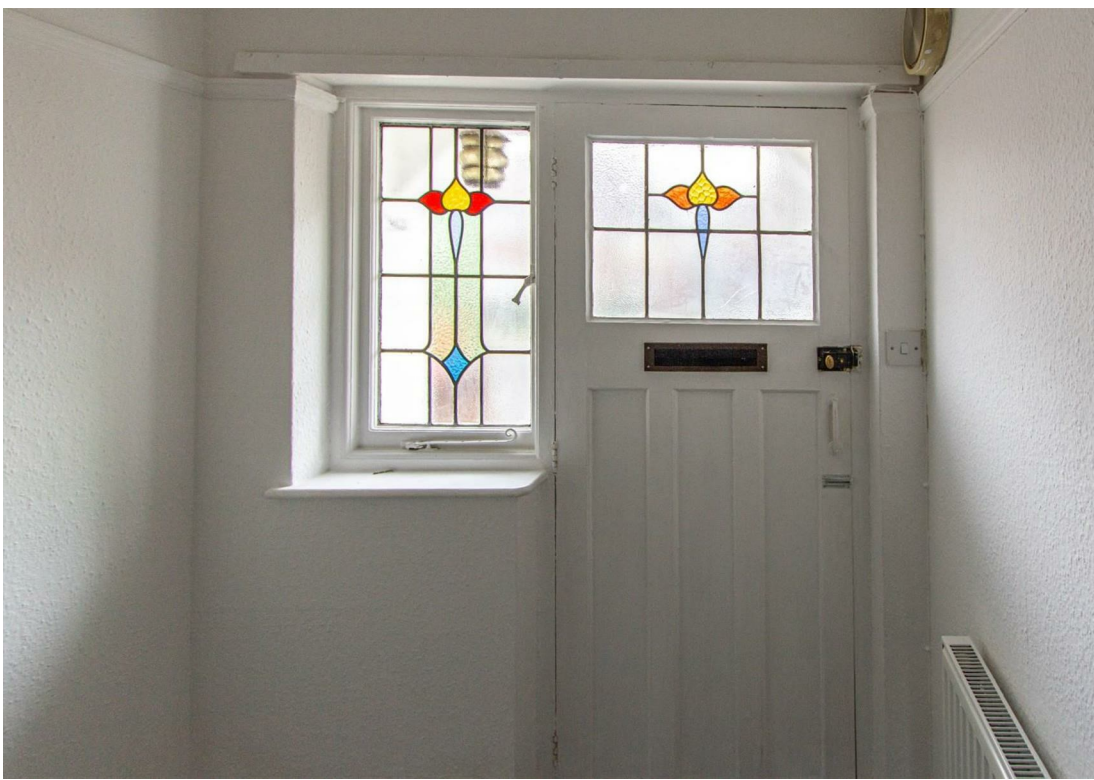
Entrance hall, with part-stained glass fronted door and window leading into the hallway with laminate flooring and stairs off to the first floor and landing, benefitting also from an understairs storage and with doors leading off, good size lounge off the hallway with double glazed window to the front aspect, door from the hallway leads into a generous sized kitchen/breakfast room with a range of wall and floor level fitted units with worktops surfaces with tiled splashbacks, in addition there is a built an integrated oven and hob with extractor hood over, plumbing also for an automatic washing machine, wall mounted central heating boiler with window to the rear aspect, from the kitchen, door leads into a separate dining area with double doors leading out into the rear garden, with two windows to the side aspect.

On the first floor, doors lead to three good size bedrooms and a family bathroom with a panelled bath with separate shower over with mixer taps, close coupled WC, vanity unit under, tiling to all walls with heated towel rail, loft access and a double-glazed window.

Outside, to the front, there is off road parking with gated access to the side leading to a generous size rear garden.

Tenure: Freehold:  
Council Tax Band: B





Entrance Hall

Lounge: 4.75m x 3.01m max  
(15'6" x 9'9")

Kitchen/Breakfast Room: 2.66m x 4.95m (8'7" x 16'2")

Dining Room: 3.09m x 2.85m  
(10'1" x 9'3")



First Floor & Landing:

Bedroom 1: 4.39m max x 2.75m max  
(14'4" x 9')

Bedroom 2: 3.06m x 3.04m  
(10' x 9'10")

Bedroom 3: 2.46m x 2.12m  
(8'1" x 6'9")



Family Bathroom:

Floor Plan



Viewing

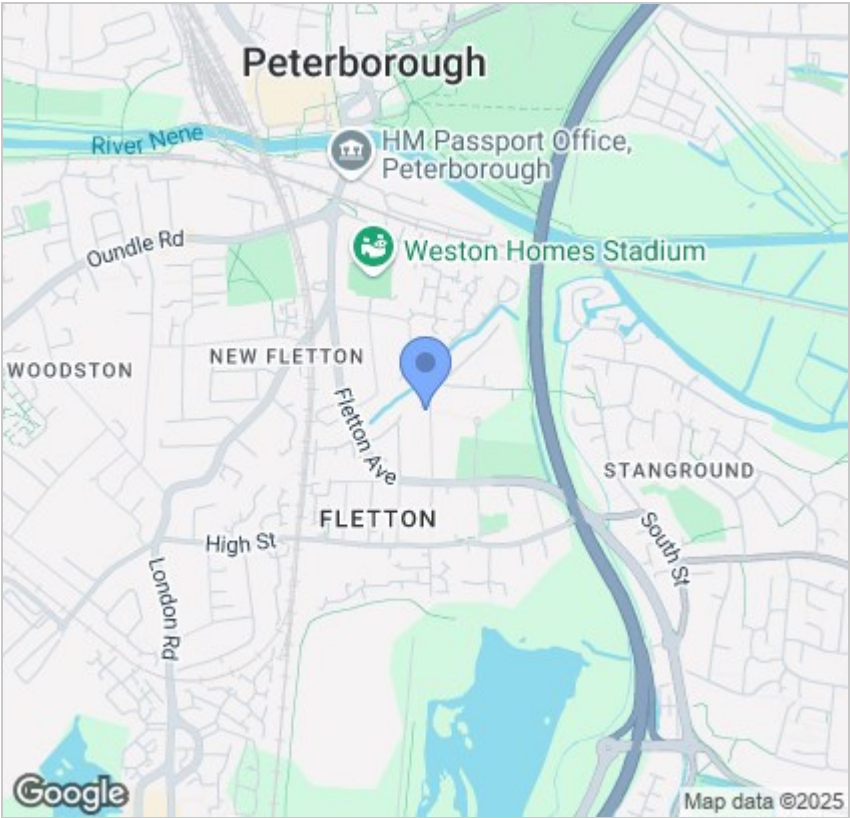
Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

