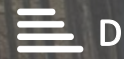




6 Princes Road

Fletton PE2 8ED

Offers in excess of £190,000



6 Princes Road

Fletton PE2 8ED

Dating back to the 1900's is this well presented, three bedroom Victorian property in the popular location in Fletton. Ideally located near to both local amenities and the City Centre, the property benefits from a re-fitted kitchen and bathroom and a useful utility room, and in brief the property comprises;

From the front, into the lounge with a double glazed window to the front aspect and laminate flooring, from here, into an inner hallway with stairs leading to the first floor & landing. Generous sized dining room off the hallway, benefitting from an understairs storage cupboard, laminate flooring and a double glazed window to the rear aspect from here, into a re-fitted kitchen, with matching range of wall and floor level units with work top space over, built in oven with induction hob and extractor hood over, integrated dishwasher and fridge/freezer, recessed ceiling spotlights, double glazed window to the side with door leading into the rear garden. From the kitchen door leads into a useful utility room, with fitted worktop, with plumbing for a washing machine and a double glazed window to side aspect, from here, door into a downstairs re-fitted bathroom comprising of a panelled bath with mixer tap with shower over and shower screen, corner wash hand basin with mixer tap, WC, heated towel rail, extractor fan and a double glazed window to the side aspect.

On the first floor, doors leading off, leading to three good size bedrooms, with the third bedroom currently used as a dressing room.

Outside to the front, low level brick walling with block paved front garden, access to the side of the property via the archway, leads to the rear garden. An enclosed rear garden, with wooden fencing and brick walling, paved patio, and gravelled areas with shrub borders, to the rear of the garden, there is a brick store shed with power connected.

Tenure: Freehold
Council Tax Band: A





Lounge:
11'10" x 12'0" (3.61m x 3.66m)

Inner Hall:

Dining Room:
11'9" x 12'0" (3.60m x 3.66m)

Kitchen:
11'5" x 7'1" (3.50m x 2.17m)

Utility Room:
5'10" x 6'10" (1.80m x 2.09m)

Downstairs Bathroom:

First Floor & Landing:

Bedroom 1:
11'10" x 13'10" (3.62m x 4.22m)

Bedroom 2:
11'10" x 13'8" (3.63m x 4.19m)

Bedroom 3:
11'5" x 7'4" (3.49m x 2.24m)



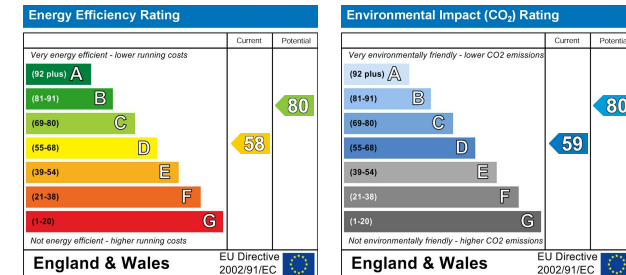
Floor Plan



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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