



87 Queens Walk, Fletton, Peterborough, PE2 9AN

 **NEWTON FALLOWELL**

3 1 2

Key Features

- AVAILABLE IMMEDIATELY!
- REFURBISHED SEMI-DETACHED HOME
- THREE BEDROOMS
- Two Reception Rooms
- Downstairs Family Bathroom
- South-Facing Garden to the Rear
- Easy Access to City Centre & Train Station
- EPC Rating D

£1,100 PCM





This semi-detached home has been REFURBISHED THROUGHOUT and is AVAILABLE IMMEDIATELY, offering THREE BEDROOMS, two reception rooms and a SOUTH-FACING GARDEN to the rear. The accommodation comprises of two reception rooms in the form of the lounge and dining room, kitchen, downstairs family bathroom, with three bedrooms located to the first floor. Outside there is on-street parking to the front aspect and a south-facing garden to the rear offering seating area and lawn.

Entrance Porch

Lounge 5.15m x 3.48m (16'11" x 11'5")

Dining Room 3.62m x 3.46m (11'11" x 11'5")

Kitchen 3.36m x 2.16m (11'0" x 7'1")

Family Bathroom 2.16m x 2.22m (7'1" x 7'4")

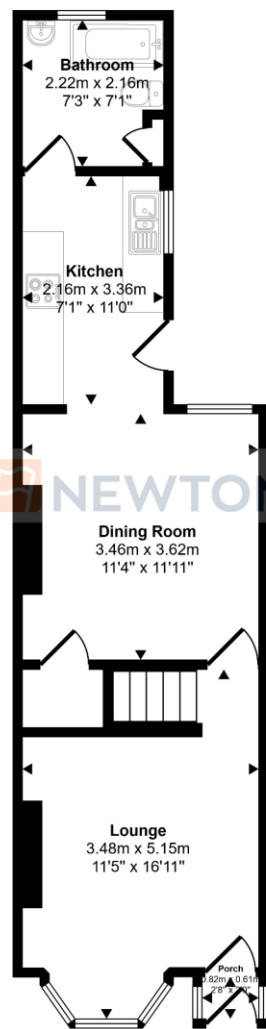
Landing

Bedroom One 3.36m x 3.46m (11'0" x 11'5")

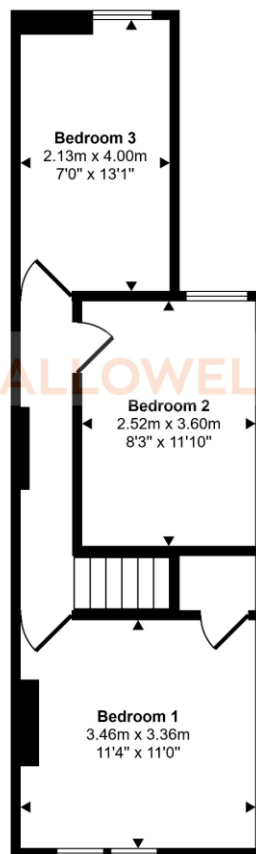
Bedroom Two 3.6m x 2.52m (11'10" x 8'4")

Bedroom Three 4m x 2.13m (13'1" x 7'0")

Approx Gross Internal Area
80 sq m / 860 sq ft



Ground Floor
Approx 43 sq m / 467 sq ft



First Floor
Approx 37 sq m / 393 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: A

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



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