

FREEHOLD

House - Mid Terrace

**32 32, DUKE  
STREET, FLETTON,  
PETERBOROUGH,  
PE2 8EB**

Offers in excess of

**£179,500**

FEATURES



**Bellavie**  
HOMES  
ESTATE AGENTS

# 2 Bedroom House - Mid Terrace located in Peterborough

**TWO BEDROOMS WITH DRESSING ROOM\*** This two-bedroom house in the heart of Fletton offers something genuinely different—a dedicated private office that's ready for whatever you need. Working from home? You've got a proper workspace with a door you can actually close. Planning ahead? The office comes with plumbing already installed, so converting it to an ensuite is straightforward when the time's right, or even a third bedroom!


The two bedrooms are generous and light-filled, while the modern interior means you can move straight in without any fuss. It's a home that works for how people actually live today, with the flexibility to adapt as your needs change.

Location-wise, Fletton delivers. Local shops, cafes, and parks are all within walking distance, while Peterborough city centre is close enough for an easy commute. You get the convenience of urban living without sacrificing the quieter, residential feel that makes this neighbourhood so popular.

This isn't your standard two-bed. The private office with conversion potential sets it apart, offering practical space now and smart options for later. Whether you're a professional needing a home office, a couple planning for the future, or someone who values adaptable living space, this property ticks the boxes.

Call us on  
**01733 306 306**  
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[www.bellaviehomes.co.uk](http://www.bellaviehomes.co.uk)

**Council Tax Band**  
**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

