



Connells

Fletton Avenue  
Peterborough



## Property Description

Located in Fletton, this four bedroom, semi detached, spacious home, dating back to 1929, exudes character and charm. The ground floor comprises of a spacious entrance hallway, lounge, dining room, kitchen and utility room. Upstairs, there is a generous landing, four bedrooms, bathroom and separate WC. Outside is an enclosed south-west facing rear garden, driveway and garage.

With a blend of charm and modern potential, this home is ready for its next chapter, offering you the opportunity to put your own stamp on a period property.

A beautiful, four bedroom semi-detached home with lots of potential and original character features, sizable south west facing rear garden, utility room, garage and so much more.... A truly unique family home! Call to book your viewing today 01733 314775

The property is located 0.7 miles to the City Centre & 1.1 miles to the Train Station, 0.5 miles to Saint Augustine's Church of England (VC) Junior School, 0.1 mile to Alpha Kindergarten Fletton and 0.4 miles to Peterborough United Football Club.

## Entrance Hall

Door to front, stairs to first floor, storage under stairs and radiator.

## Lounge

11' 2" x 14' 2" max ( 3.40m x 4.32m max )  
Measurements including bay window - Bay window to the front, carpet and radiator.

## Dining Room

12' 5" x 12' 11" ( 3.78m x 3.94m )  
Patio doors to rear, two windows to the rear, carpet and radiator.

## Kitchen

8' 10" x 17' 3" ( 2.69m x 5.26m )  
Window to side, high and low level storage with worktops over, space for dishwasher/fridge/freezer, stainless steel sink/drainer, oven, gas hob and hood, spotlights and tiled flooring.

## Utility Room

Irregular shape room - Space for washing machine, sink/drainer, tiled flooring, radiator, door to side and window to the rear.

## Wc

Window to the rear, WC, wash hand basin, radiator and extractor fan.

## First Floor Landing

Storage cupboard and carpet.

## Bedroom One

13' 11" max x 14' 7" max ( 4.24m max x 4.45m max )

Measurements plus bay window - Bay window to the front, radiator and carpet.

## Bedroom Two

12' 5" max x 12' 10" max ( 3.78m max x 3.91m max )

Window to side, storage cupboard, radiator and carpet.

## Bedroom Three

12' 11" x 7' 4" ( 3.94m x 2.24m )

Window to side and front, radiator and floor boards.

## Bedroom Four

7' 3" x 8' 8" ( 2.21m x 2.64m )

Window to rear, carpet and radiator.

## Bathroom

Bath with shower over, wash hand basin, storage cupboard, two windows to the side and radiator.

## Wc

Window to side and vinyl flooring.

## Outside

### Rear Garden

Enclosed, spacious, laid to lawn, mature shrubs and trees.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: D**

**view this property online [connells.co.uk/Property/PBO311396](http://connells.co.uk/Property/PBO311396)**

Tenure: Freehold



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