



Connells

Fletton Avenue
Peterborough



Property Description

This delightful two-bedroom ground floor flat situated within close proximity to the city centre and mainline train station—ideal for commuters and city lovers alike.

Upon entering, you are welcomed by an entrance hall leading to all rooms. The spacious lounge provides a relaxing space for everyday living and entertaining. The kitchen is well-equipped with ample storage and workspace, perfect for home cooking.

The property boasts two well-proportioned bedrooms, en-suite to master, offering flexibility for a guest room, home office, or additional storage. The bathroom is fitted with a modern suite for added practicality.

Externally, the flat benefits from a private driveway, providing off-road parking—an excellent feature so close to the city. With its prime location and well-maintained interior, this property is ideal for first-time buyers, investors, or those looking to downsize.

Entrance Hall

Door and windows to front.

Lounge/Diner

14' 10" x 16' 6" (4.52m x 5.03m)
Bay window to front, radiator and carpet.

Bedroom One

15' 5" x 13' 6" (4.70m x 4.11m)
Double door to rear, carpet and radiator.

En-Suite

Shower cubicle, wash hand basin and WC.

Bathroom

Window to side, spotlights, bath with tiled surround, wash hand basin, WC and radiator.

Bedroom Two

8' 5" x 7' 11" (2.57m x 2.41m)
Radiator, spotlights and window.

Kitchen

11' 8" x 8' 5" (3.56m x 2.57m)
Double door to rear, window to rear, tiled flooring, spotlights, tiled splashbacks, high and low level storage with worktops over, oven with gas hob and cooker hood, space for washing machine and fridge freezer.

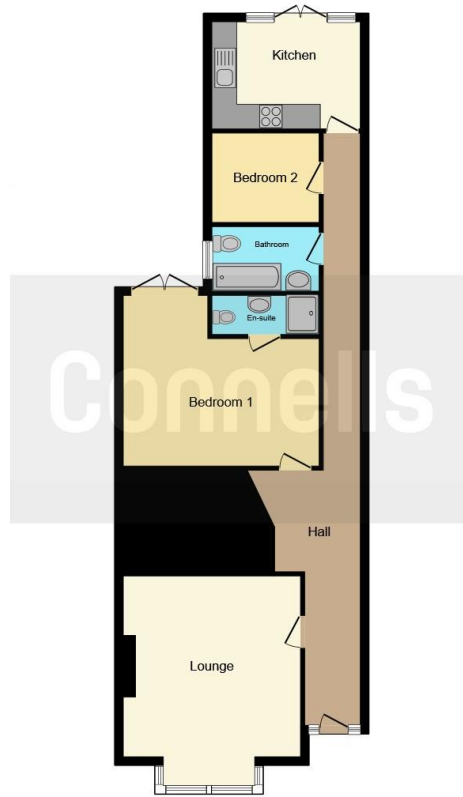
Rear Garden

Enclosed, laid to lawn and patio area.









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

To view this property please contact Connells on

T 01733 314 775
E peterborough@connells.co.uk

14 Cowgate
 PETERBOROUGH PE1 1NA

EPC Rating: D Council Tax
 Band: B

Service Charge: 700.00 Ground Rent:
 50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/PBO312309

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: PBO312309 - 0002