



Victoria Street, Old Fletton Peterborough
£190,000 Freehold

**Sharman
Quinney**

Key Features



- Established Inner Terraced Home
- Three Bedrooms
- Two Receptions
- Fitted Kitchen
- Downstairs Bathroom

Situated in a Non Estate Location close to local schools and shops, approximately 1.8 miles to the Peterborough Train Station, the accommodation in this well presented Inner Terraced Home briefly comprises of, Entrance Hall with stairs to the first floor landing, doors to the front Lounge with a bay window, Separate Dining Room with a understairs storage cupboard, kitchen with a matching range of base and eye level units, worktop space, stainless steel sink unit, plumbing for a washing machine, space for fridge/freezer, built-in gas hob, electric oven, extractor over, Rear Hallway with a double glazed door to the rear garden, Downstairs Three Piece Family Bathroom. Upstairs First Floor Landing has doors to the Three Bedrooms, third bedroom is accessed from the second. Outside, rear garden is laid mainly to lawn with a paved patio area.



Entrance Hall - 16'5" x 2'9"

Lounge - 13'2"max x 10'9"max (including chimney breast, excluding bay window)

Separate Dining Room - 14'4"max x 8'5"max (including chimney breast)

Fitted Kitchen - 10'7" x 8'5"

Rear Hallway - 3'9" x 2'7"

Downstairs Bathroom - 7'6"max x 6'9"max (l/shaped room)

First Floor Landing:

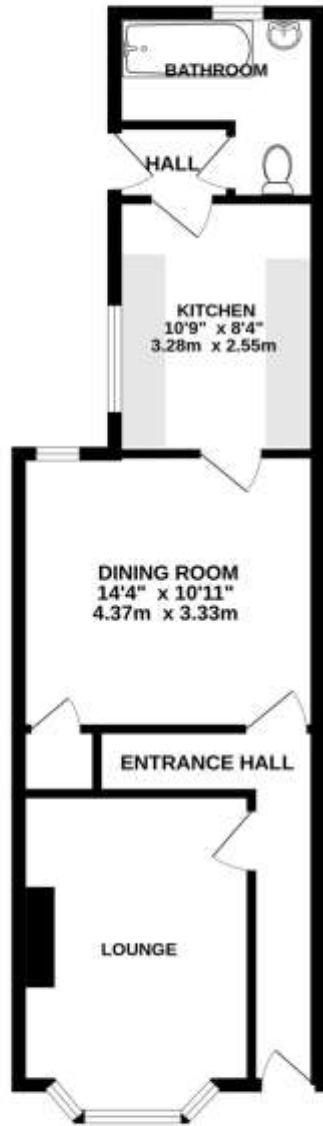
Bedroom 1 - 14'4"max x 13'1"max (including chimney breast)

Bedroom 2 - 14'5"max x 10'9"max (including chimney breast)

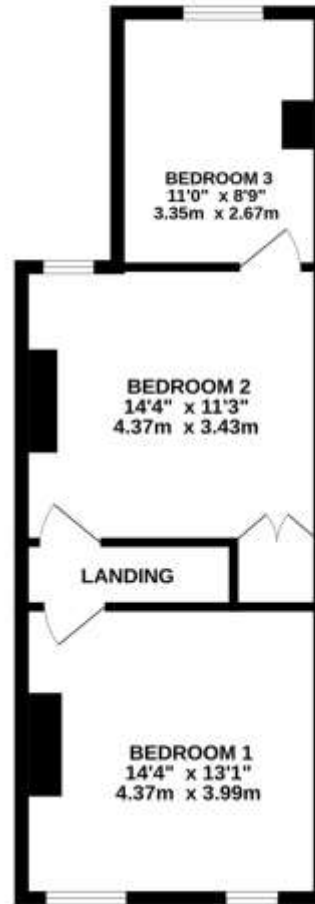
Bedroom 3 - 10'8" x 8'5"



GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 891 sq.ft. (82.8 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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