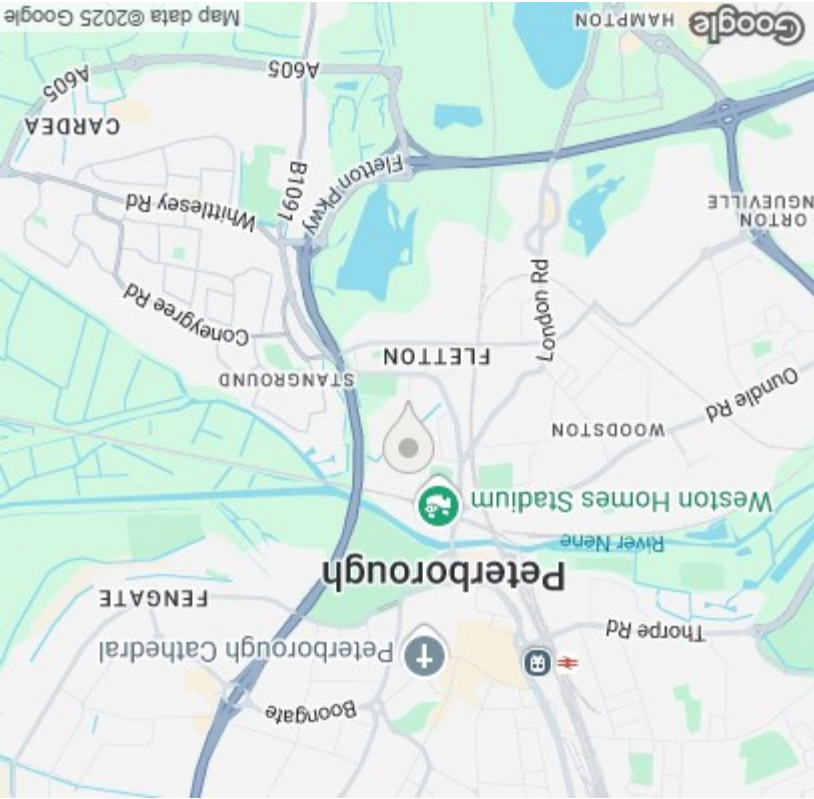




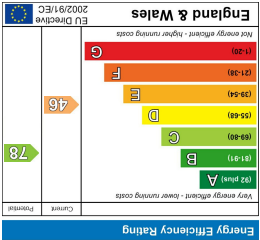
Floor Plan



Area Map



Energy Efficiency Graph



Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer: Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchanges of contracts. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Queens Road

Fletton, Peterborough, PE2 8BP

A charming and spacious three-bedroom terraced home situated on the ever-popular Queens Road, offered with no forward chain. This deceptively large property benefits from a converted loft, a generously sized four-piece family bathroom, two reception rooms, and an extended kitchen. With an enclosed rear garden featuring a private seating area, this home is ideal for first-time buyers or investors alike. Conveniently located close to local amenities, schools, and transport links, and with on-street parking available. A virtual tour is also available to view.

This well-presented and characterful home offers flexible accommodation across three floors, making it perfect for modern family living or a shrewd investment opportunity. The ground floor comprises a welcoming entrance hallway leading to a bright and airy lounge positioned at the front, with a separate dining room offering plenty of space for entertaining. To the rear is a large, extended kitchen with ample storage and workspace, seamlessly flowing into a practical utility area—ideal for busy households. Upstairs on the first floor are two generous double bedrooms and a stylish four-piece family bathroom, featuring a bath, a separate shower cubicle, a VVC and a wash hand basin. The converted loft provides a fantastic third bedroom with a large footprint, flooded with natural light and boasting additional eaves storage. Externally, the enclosed rear garden offers a tranquil retreat with a dedicated seating area—perfect for relaxing or entertaining during the warmer months. On-street parking is available to the front of the property. With its excellent location close to amenities, transport, and schooling, and offered to the market with no forward chain, this property is not to be missed.

- Lounge**
333 x 389 (10'11" x 12'9")
- Hallway**
084 x 085 (2'9" x 2'9")
- Dining Room**
362 x 370 (11'10" x 12'1")
- Kitchen**
312 x 233 (10'2" x 7'7")
- Utility Room**
171 x 218 (5'7" x 7'1")
- First Floor Landing**
085 x 082 (2'9" x 2'8")
- Master Bedroom**
333 x 374 (10'11" x 12'3")
- Hallway**
365 x 097 (11'11" x 3'2")
- Bedroom Two**
383 x 288 (12'6" x 9'5")
- Bathroom**
357 x 216 (11'8" x 7'1")
- Second Floor Landing**
098 x 087 (3'2" x 2'10")
- Bedroom Three**
468 x 279 (15'4" x 9'1")
- EPC - E**
46/78
- Tenure - Freehold**



IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No
Impacted by the effect of other mining activity: No
Conservation area: Yes - protection order on front of property
Lease restrictions: No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Street Parking Permit Not Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great

Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DRAFT DETAILS AWAITING VENDOR APPROVAL

