



Fletton Avenue
Fletton, Peterborough, PE2 8DE

Guide Price £180,000 - Freehold , Tax Band - A



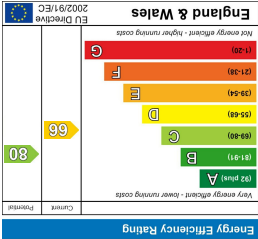
Floor Plan



Viewing

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.

Energy Efficiency Graph



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 guarantees. 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, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange 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/>

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A well-presented three-bedroom end-of-terrace home, ideally located on Fletton Avenue and offered with no forward chain. This spacious property features two generous reception rooms, an enclosed rear garden, and is situated within walking distance to Peterborough city centre. An excellent opportunity for first-time buyers or investors, with local amenities, schools, and bus routes close by.

Located in the popular and well-connected area of Fletton, this end-of-terrace home offers a great blend of space, comfort, and convenience. Upon entering the property, you're welcomed into a bright living room with a bay window, perfect for relaxing or entertaining. Adjacent is a separate dining room, providing ample space for family meals and gatherings. At the rear of the home is a free-standing kitchen with access to a modern ground-floor bathroom and access to the private rear garden. Upstairs, the first-floor features three well-proportioned bedrooms including a generous master bedroom at the front, a comfortable second bedroom in the centre, and a third bedroom at the rear, ideal as a nursery, home office, or guest room. Outside, the property benefits from an enclosed and low-maintenance rear garden—perfect for outdoor seating or family use. With the bonus of being offered with no forward chain, this home is ready for its new owners to move straight in.

Fletton is a long-established residential area just south of Peterborough city centre. Known for its strong community feel, excellent transport links, and access to local amenities, it's an ideal location for families, commuters, and first-time buyers alike. The property is within walking distance of the city centre and railway station, which provides fast direct trains to London Kings Cross in under an hour. Also nearby is the popular Fletton High Street, a range of good schools, open green spaces, and the River Nene Embankment for picturesque walks and outdoor activities.

AUCTIONEER COMMENTS:
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

- Living Room**
3.61 x 3.71 (11'10" x 12'2")
- Hallway**
0.84 x 0.97 (2'9" x 3'2")
- Dining Room**
3.74 x 3.66 (12'3" x 12'0")
- Kitchen**
4.65 x 2.16 (15'3" x 7'1")
- Bathroom**
1.65 x 2.07 (5'4" x 6'9")
- Landing**
4.80 x 0.84 (15'8" x 2'9")
- Master Bedroom**
3.61 x 3.73 (11'10" x 12'2")



- Bedroom Two**
3.81 x 2.77 (12'5" x 9'1")
- Bedroom Three**
2.56 x 2.09 (8'4" x 6'10")
- EPC - D**
66/80
- 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: No
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: TBC
Internet Speed: up to 1800Mbps
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

