

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 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 exchange of contracts.

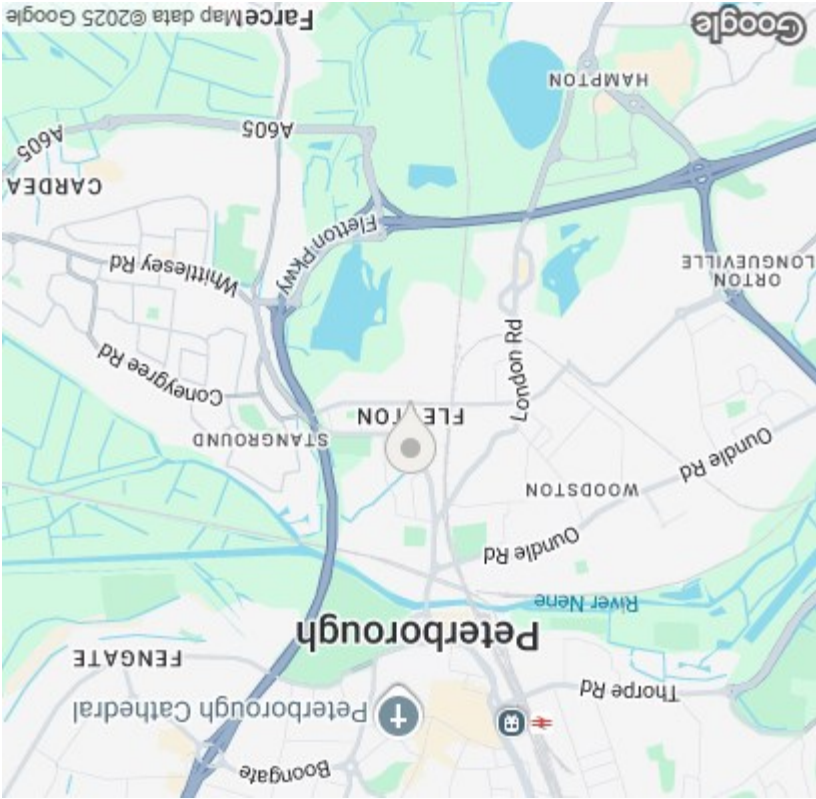
PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.

Viewing

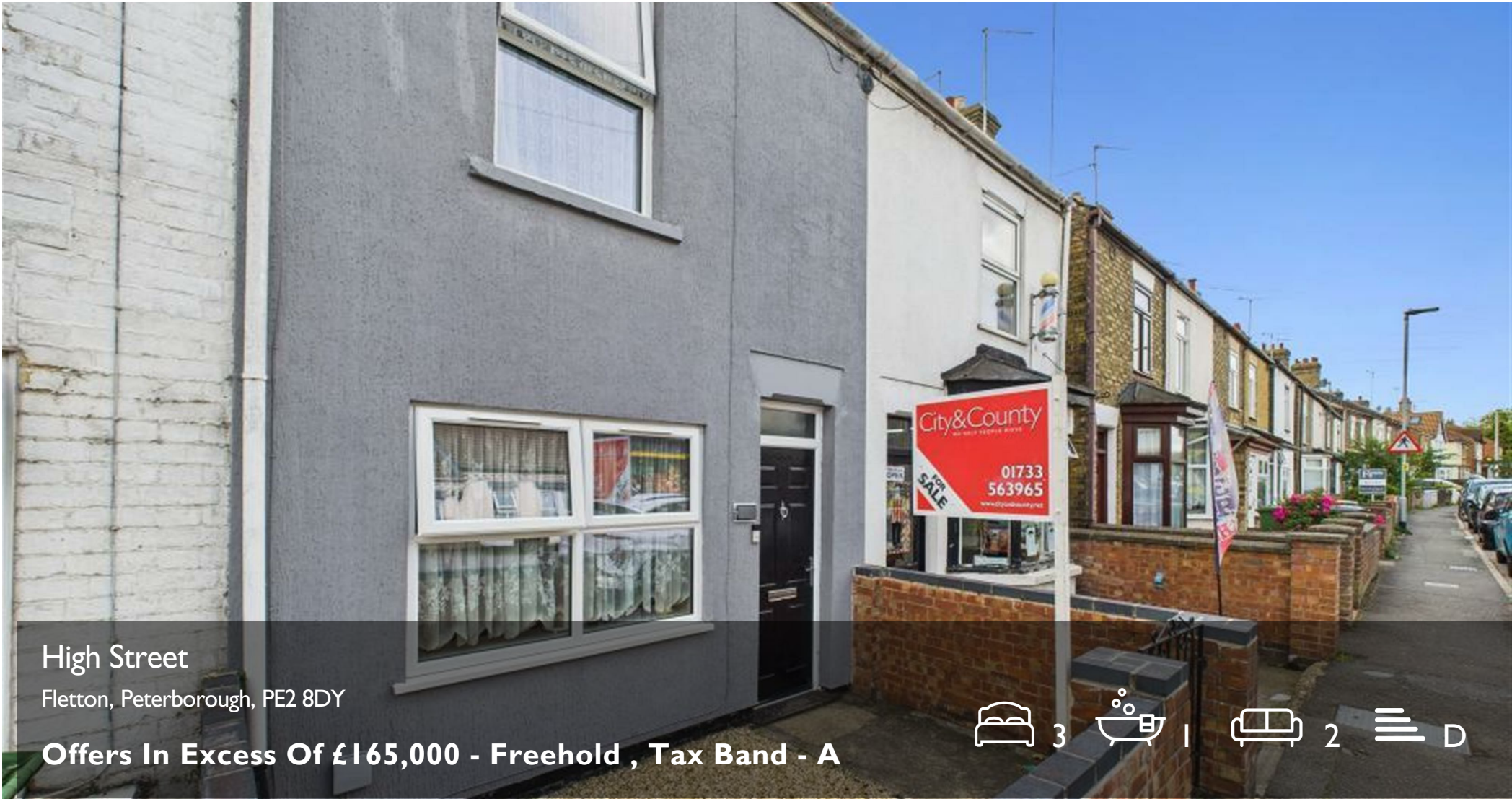
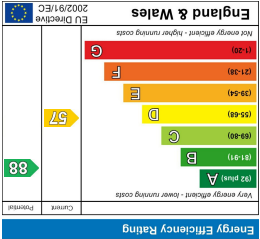


Floor Plan



Area Map

Energy Efficiency Graph



High Street
Fletton, Peterborough, PE2 8DY

A well-presented mid-terraced home in Fletton, Peterborough, offering three bedrooms, two reception rooms, a modern fitted kitchen, and a large rear garden with outbuilding. The property has seen a range of improvements including updated electrics, solar panels (owned outright) and a new kitchen, though some cosmetic decoration is still required — making this a fantastic opportunity to add your own finishing touches.

This charming mid-terraced home on High Street in Fletton offers a blend of traditional character with a host of modern improvements, making it an attractive opportunity for first-time buyers, families, or investors alike. Upon entering, you are welcomed by a hallway that leads directly into the bright and inviting living room, a perfect space for relaxing and entertaining. From here, a door opens into the dining room, providing a versatile second reception space ideal for family meals or a home office setup. The heart of the home is the modern fitted kitchen, thoughtfully updated in the current ownership, complete with contemporary finishes and practical storage. Beyond the kitchen lies a ground-floor bathroom, well positioned for convenience. Upstairs, the home continues to impress with three well-proportioned bedrooms. The master bedroom and second bedroom both offer generous accommodation, while the third bedroom is perfect for a child's room, guest space, or home office. Externally, this property enjoys a large rear garden which is mainly laid to lawn, offering plenty of space for outdoor living, play, and gardening. Within the garden, there is also the added benefit of an outbuilding, providing useful storage or workshop potential. During the current ownership, the property has undergone a scheme of improvements including upgraded electrics, installation of a modern kitchen, and the significant advantage of solar panels which are owned outright. These provide cost-effective energy, powering the electric radiators and making the home both eco-friendly and economical to run. Whilst much of the hard work has been completed, the house does now require some cosmetic decoration to finish the scheme of improvements and allow a new owner to put their own stamp on the property. This delightful home combines character and modern efficiency in a popular residential area, with excellent transport links and local amenities nearby.

Living Room
3.79 x 3.52 (12'5" x 11'6")

Hallway
0.80 x .79 (2'7" x 2'59"2")

Dining Room
3.77 x 3.36 (12'4" x 11'0")

Kitchen
2.41 x 3.63 (7'10" x 11'10")

Bathroom
2.33 x 1.90 (7'7" x 6'2")

Landing
0.87 x 0.83 (2'10" x 2'8")

Master Bedroom
3.77 x 3.55 (12'4" x 11'7")

Bedroom Two
3.77 x 3.30 (12'4" x 10'9")

Bedroom Three
2.32 x 3.57 (7'7" x 11'8")



Outbuilding
2.56 x 4.76 (8'4" x 15'7")

EPC - Commissioned

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: Yes
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: No Parking Available
Solar Panels: Yes - Owned Outright
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Electric Room Heaters
Internet connection: Fttp
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.

