St Margarets Place

Fletton, Peterborough, PE2 9EB

Offers In Excess Of £190,000 - Freehold , Tax Band - A

2 | 1 | 2 | D

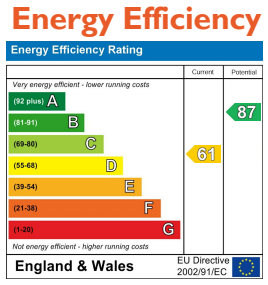
Floor Plan

Area Map

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

St Margarets Place

Fletton, Peterborough, PE2 9EB

Situated within proximity to Peterborough City Centre, this two bedroom end of terrace home presents an excellent opportunity for first time buyers or investors. The property offers two reception rooms, an upstairs family bathroom, a private enclosed rear garden and on street parking, making it a practical and well located home with strong residential and rental appeal.

The property is entered via a small entrance hallway which provides access to the front living room, a bright and comfortable space overlooking the front aspect. From here, the layout flows through to a separate dining room positioned centrally within the home, offering a versatile area for family dining or additional living space, with stairs rising to the first floor. To the rear, the kitchen is arranged in a practical galley style with ample worktop and storage space, and provides direct access to the private enclosed rear garden, ideal for outdoor seating and low maintenance use. Upstairs, the landing leads to two well proportioned bedrooms, including a generous master bedroom to the front and a second bedroom overlooking the rear. The accommodation is completed by a spacious family bathroom fitted with a bath, WC and wash hand basin. Externally, the property benefits from a private enclosed rear garden and on street parking to the front. Its end of terrace position allows for additional natural light and a greater sense of privacy. The property offers approximately 68.8 m² of accommodation and is conveniently located for local amenities, transport links and the city centre.

Living Room
3.98 x 3.32 (13'0" x 10'10")

Hallway
1.04 x 0.79 (3'4" x 2'7")

Dining Room
3.78 x 3.33 (12'4" x 10'11")

Kitchen
2.14 x 2.88 (7'0" x 9'5")

Landing
0.92 x 3.40 (3'0" x 11'1")

Master Bedroom
4.00 x 3.38 (13'1" x 11'1")

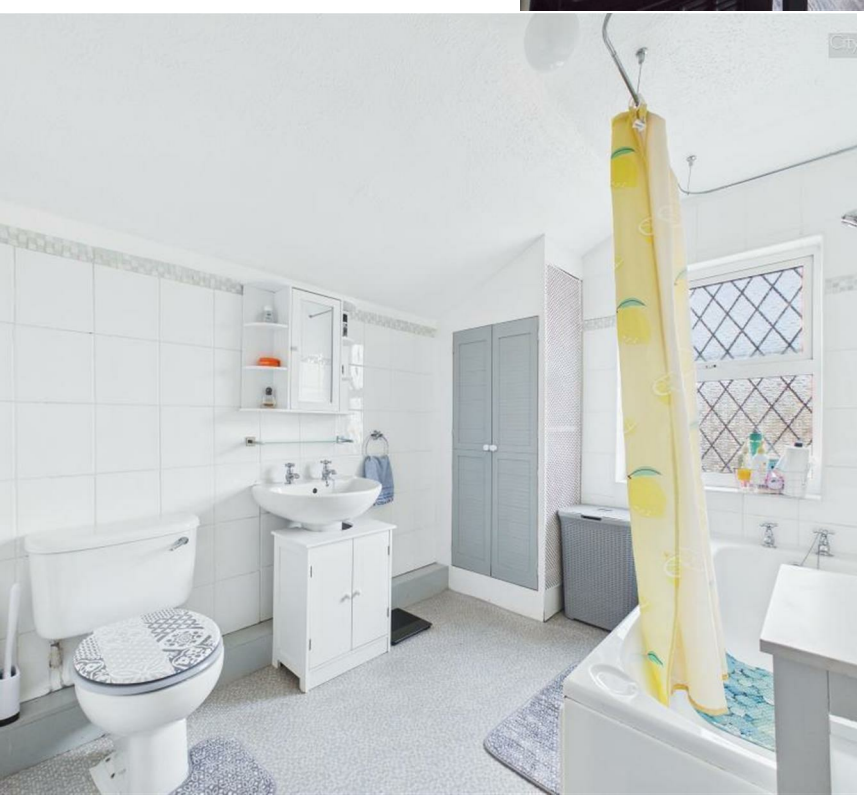
Bedroom Two
2.77 x 3.30 (9'1" x 10'9")

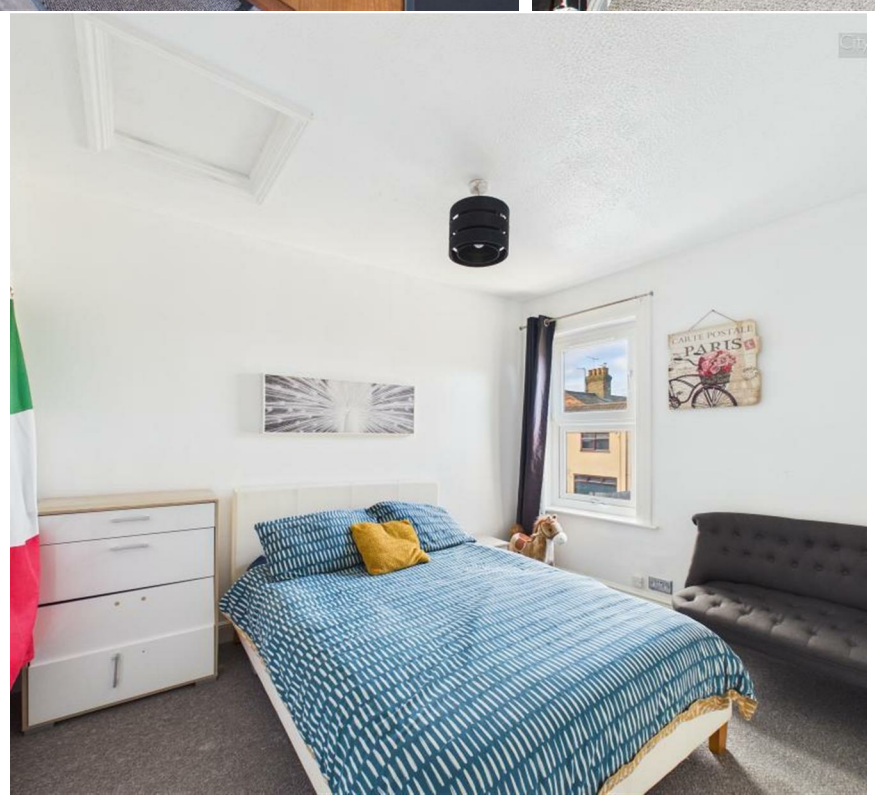
Bathroom
2.17 x 2.71 (7'1" x 8'10")

EPC - D
61/87

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: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: TBC

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.