



**Fletton Avenue, Peterborough PE2 8BB**

**welcome to**

## **Fletton Avenue, Peterborough**

Currently a Multi use Retail and residential Semi Detached property. This property is currently set up with two larger reception rooms, the front being for retail purposes then the second as Living Dining Room, Kitchen and Bathroom. To the first floor, two double Bedrooms. These is an easy care rear Garden plus off road parking to the front. This is a project and the property interior will need work to bring back. But, its sizable and offers a live in retail opportunity.



## Auctioneer's Comments

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### Reception 1

Currently was the shop

### Reception 2

Living Dining Rooms

### Kitchen

In need of a refit, garden aspect. Separate side entrance

### Bathroom

Again in need of a refit

### Bedroom 1

Great size double to the front

### Bedroom 2

Double



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## **Fletton Avenue, Peterborough**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Mixed use, Retail and Residential living, in vibrant Fletton
- 2 Larger Reception Rooms and 2 double Bedrooms
- Off road parking to the front
- Project property
- Easy care Garden
- No onward Chain

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£155,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FLE105186 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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