Fletton Avenue, Peterborough

£290,000 Offers over Freehold

Sharman Quinney

Key Features

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- Driveway providing off-road parking
- Two separate reception rooms
- Spacious kitchen/diner
- Downstairs shower room
- Large enclosed rear garden

The ground floor boasts two generous reception rooms, providing flexible living and entertaining spaces, alongside a spacious kitchen/diner that forms the heart of the home. Further enhancing the practicality of the property is a convenient downstairs shower room.
Upstairs, the property offers three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for modern family living.
One of the standout features of this wonderful home is the substantial rear garden, offering plenty of space for children to play, outdoor entertaining and gardening enthusiasts alike. Located within the garden is a fully insulated garden room complete with electrics, creating the perfect home office, gym, studio or hobby room.
To the front, the property benefits from off-road

parking via a private driveway.
Combining generous living space, excellent outdoor facilities and a highly desirable location, this fantastic home is ready for its next owners to enjoy.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Ground Floor **First Floor**

Total floor area 97.9 m² (1,054 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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01733 896222

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SCAN ME

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05. 1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SSQ205434 - 0001

The Property Ombudsman