Firmin & Co.
Estate Agents

29 Queens Walk

PE2 9AN

Offers in excess of £220,000

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Located in a popular and established residential area of Fletton, Peterborough, is this attractive Victorian style, semi detached family home. Offering generous accommodation with versatile living space, the property is ideally situated, close to local amenities and within walking distance of the City Centre.

Dating back to 1901, the property is in need of some improvement within, with highlights of the property include, three reception rooms, re-fitted family bathroom and offers no upward chain.

Accommodation Comprises:
Leading to the front, main front door opens into the hallway with stairs leading to the first floor.

The hallway also gives access to:

Living Room: Featuring a fireplace surround with gas fire with window to the front aspect.

Sitting Room: Further fireplace surround housing gas fire, with window to the rear aspect from here, door leads into the dining room.

Dining Room: Benefits from a decent size understairs storage cupboard, with window & door to the side aspect, and further tiled fireplace.

Kitchen: Comprising an ample range of wall and floor level units with fitted worktop surfaces, built in oven with gas hob with extractor hood over, inset stainless steel sink unit with mixer tap with storage under, with space & plumbing for washing machine.

Family Bathroom: Re-fitted three piece suite comprises, tiled paneled bath with mixer tap with hand shower attachment, vanity wash hand basin and WC, fully tiled walls and flooring, heated towel radiator, and dual aspect windows.

First Floor: A spacious landing leads to three double bedrooms.

Outside: To the front, enclosed front garden with side access leading into rear garden. Gated access to the side, leads to the rear garden with a patio space and a garden shed.

Tenure: Freehold
Council Tax Band: B

Entrance Hall:

Living Room:
11'10" x 10'8" max (3.63m x 3.27m max)

Sitting Room:
12'11" x 11'0" (3.96m x 3.36m)

Dining Room:
14'4" x 9'8" max (4.37m x 2.96m max)

Kitchen:
6'10" x 9'8" (2.09m x 2.96m)

Downstairs Bathroom:

First Floor & Landing:

Bedroom 1:
11'11" x 14'4" (3.64m x 4.37m)

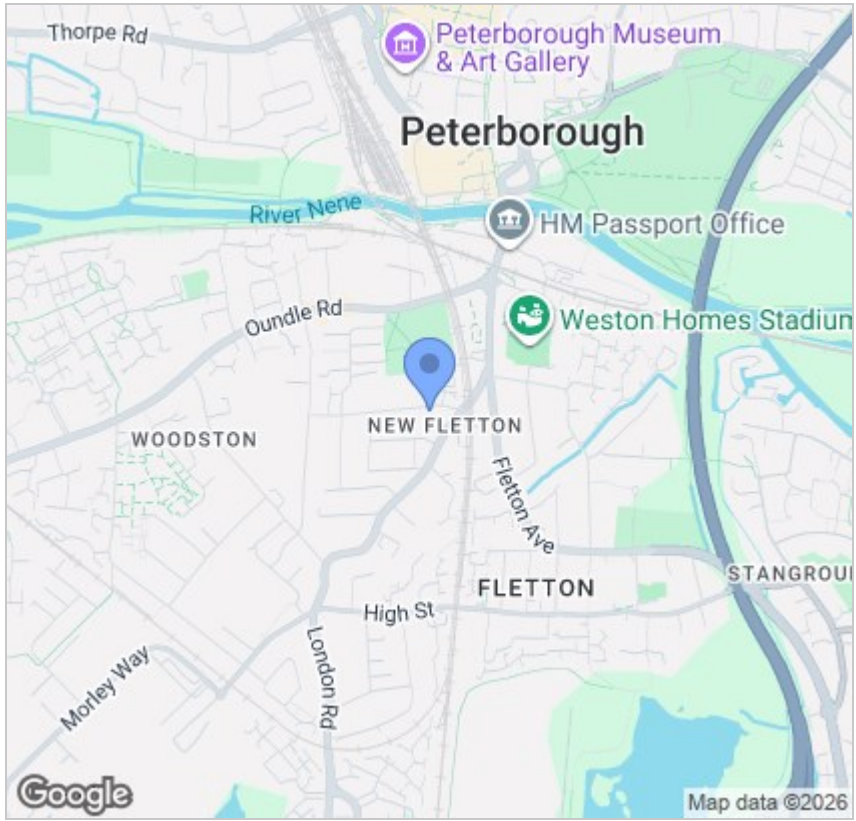
Bedroom 2:
13'0" x 8'5" (3.97m x 2.58m)

Bedroom 3:
13'11" max x 9'8" max (4.25m max x 2.96m max)

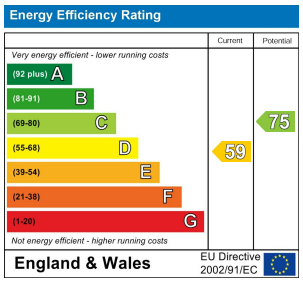
Floor Plan

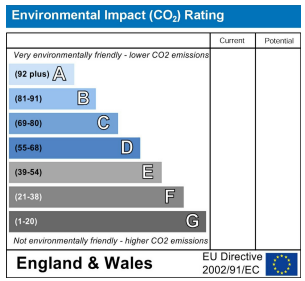
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Peterborough Office on 01733 834727
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Firmin & Co. Estate Agents

381 Eastfield Road,
Peterborough, PE1 4RA
T: 01733 834727
E: peterborough@firminandco.co.uk