



292 Gladstone Street, Peterborough
£165,000

 **NEWTON FALLOWELL**

292 Gladstone Street

Peterborough

This terraced house is being sold with NO ONWARD CHAIN and benefits from TWO WELL-BALANCED BEDROOMS and a GENEROUS WEST-FACING REAR GARDEN, making an ideal first time home or investment opportunity situated within close proximity to the city centre and train station. The accommodation comprises of a lounge to the front, kitchen diner to the rear with an inner hall leading to the downstairs bathroom, which boasts a contemporary three-piece white suite with a shower over the bath, whilst upstairs the first floor landing separates the two well-balanced bedrooms. Outside there is permit parking to the front aspect and a generous west-facing garden to the rear.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Lounge

11' 0" x 9' 11" (3.35m x 3.02m)

Kitchen Diner

15' 3" x 11' 0" (4.64m x 3.35m)

Family Bathroom

6' 5" x 6' 0" (1.95m x 1.82m)

Landing

Bedroom 1

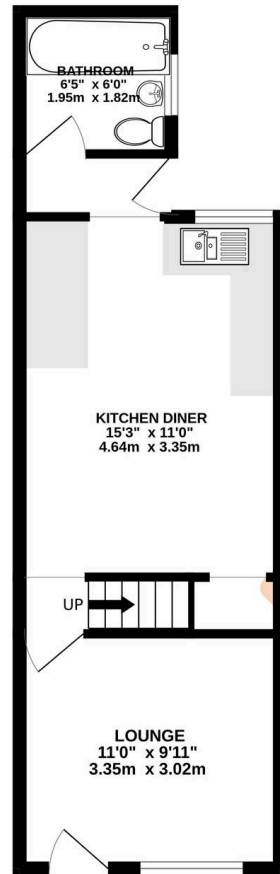
11' 0" x 9' 11" (3.35m x 3.02m)

Bedroom 2

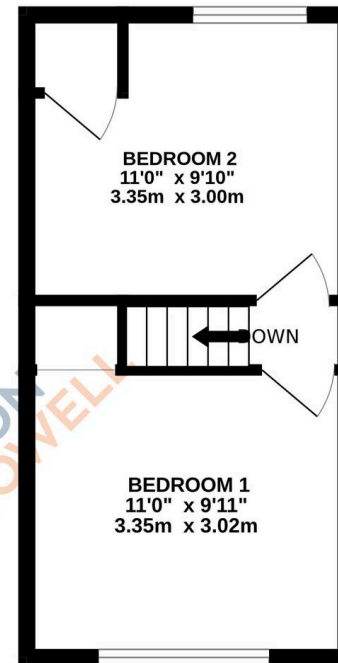
11' 0" x 9' 10" (3.35m x 3.00m)



GROUND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR
243 sq.ft. (22.6 sq.m.) approx.



TOTAL FLOOR AREA : 601 sq.ft. (55.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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