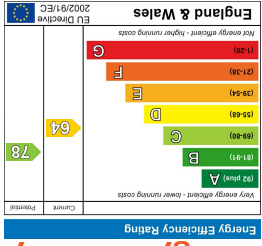
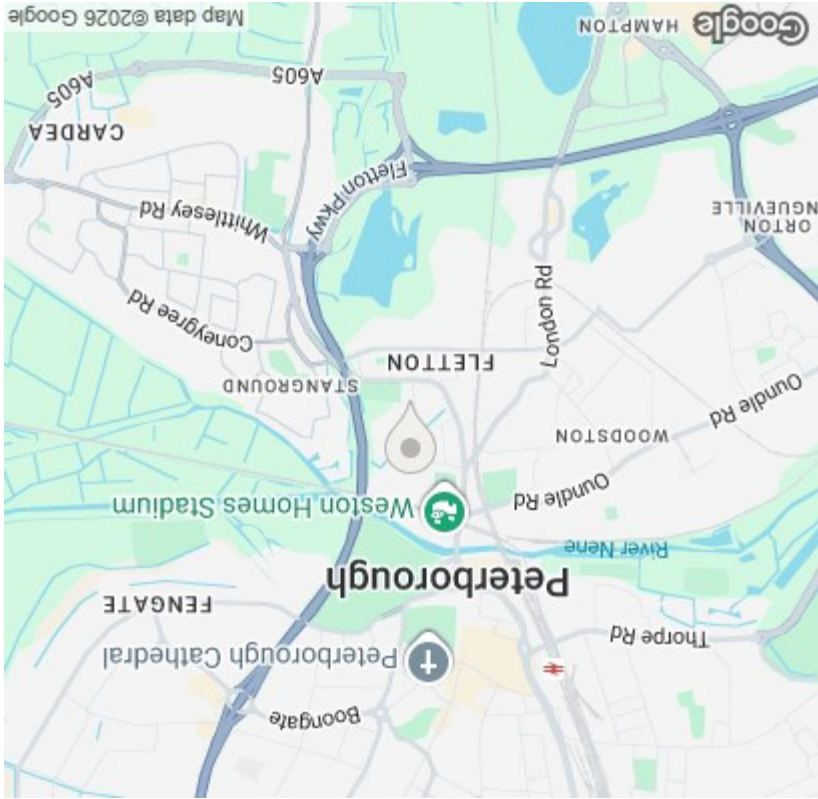


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services of 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 guarantees. 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 licensing is applicable. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.



Energy Efficiency Graph



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.

Viewing



Queens Road

Fletton, Peterborough, PE2 8BP

Guide Price £220,000 - £225,000

****1/3 ACRE PLOT WITH KENNELS**** A rare opportunity to acquire a spacious bay-fronted mid-terraced home in the sought-after area of Fletton, offering generous accommodation, a substantial rear plot of approximately one-third of an acre and excellent potential for a variety of buyers. Conveniently positioned within walking distance of Peterborough City Centre, this well-proportioned property benefits from gas central heating, two double bedrooms, separate reception rooms and an extensive rear garden currently utilised as dog kennels, presenting a wealth of future possibilities.

Situated on the ever-popular Queens Road in Fletton, this spacious bay-fronted mid-terraced home offers an excellent blend of character, generous living accommodation and outstanding outdoor space, all within easy walking distance of Peterborough City Centre and its wide range of amenities, shops, restaurants and mainline railway station. The property is entered via a welcoming entrance hall which provides access to a bright and comfortable bay-fronted living room, creating an ideal space for relaxing and entertaining. Beyond this, a separate dining room offers excellent versatility for family meals or hosting guests, while the well-proportioned kitchen is positioned to the rear of the ground floor and provides ample space for cooking and day-to-day living. Upstairs, the first floor comprises two generously sized double bedrooms, including a particularly impressive principal bedroom, together with a spacious family bathroom. The layout has been thoughtfully arranged to maximise both space and practicality, making the property well suited to families, professionals or those seeking additional room to work from home. Further benefits include gas central heating and a traditional layout that retains a warm and homely feel throughout. Externally, the property truly stands apart from many others in the area, boasting an exceptional rear plot extending to approximately one-third of an acre. Currently configured as dog kennels, this substantial outdoor space presents a rare opportunity for buyers seeking a home business venture or those requiring extensive outdoor facilities. Equally, subject to any necessary permissions, the land could lend itself to a variety of alternative uses including further landscaping, recreational space, gardening projects, hobby pursuits or other commercial opportunities. Combining generous internal accommodation, a highly sought-after location and a remarkable rear plot with immense potential, this is a unique property offering flexibility, convenience and exciting future possibilities.

Living Room
3.72 x 3.33 (12'2" x 10'11")

Hallway
0.83 x 0.84 (2'8" x 2'9")

Dining Room
3.25 x 3.64 (10'7" x 11'11")

Kitchen
2.21 x 3.61 (7'3" x 11'10")

Landing
0.76 x 0.79 (2'5" x 2'7")

Master Bedroom
4.88 x 3.37 (16'0" x 11'0")

Bedroom Two
3.59 x 3.64 (11'9" x 11'11")



Bathroom
2.18 x 3.60 (7'1" x 11'9")

EPC - D
64/78

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 (answer yes if there are restrictions, eg does not allow pets): 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: TBC
- 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: Fttp
- Internet Speed: up to 1800Mbps
- Mobile Coverage: EE - Great, O2 - Great, Three - Excellent, Vodafone - Great

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.

