



39 Fletton Avenue Peterborough PE2 8AX

Guide price £425,000



A detached, well presented, period home with original features offers good sized accommodation approx. 1500 sq ft and is located in the sought after area of Fletton Avenue. The property offers two reception rooms, 6.2m x 4.6m lounge, refitted kitchen and 4.4m x 3.9m master bedroom. The property benefits from original stain glass, panelled doors and tall ceilings. Having further scope for further accommodation as the property has a ground floor cellar. An established good sized garden can be found to the rear. An in and out driveway provides ample off road parking to the front and leads to a single garage with workshop.



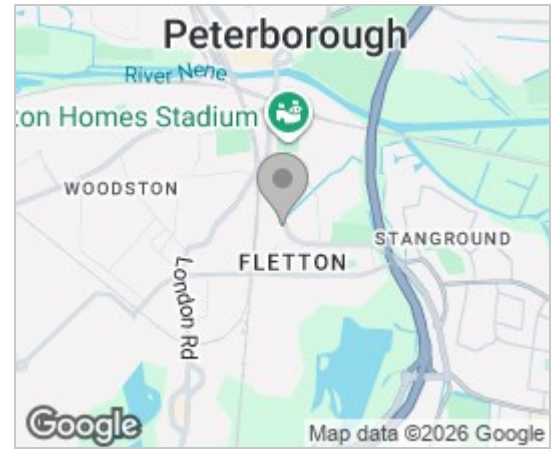
- Entrance Porch 2.27m (7'5") x 1.56m (5'1")
- Entrance Hall 3.02m (9'11") max x 2.27m (7'5")
- Cloakroom 1.90m (6'3") x 1.05m (3'5")
- Store Room 2.68m (8'9") x 1.05m (3'5")
- Kitchen/Breakfast Room 5.19m (17') x 2.70m (8'10")
- Utility 2.68m (8'9") x 2.54m (8'4")
- Lounge 6.38m (20'11") x 4.68m (15'4") max
- Dining Room 4.00m (13'1") x 3.96m (13')
- First Floor Landing
- Bedroom 1 4.46m (14'7") x 3.96m (13')
- Bedroom 2 4.26m (14') max x 3.81m (12'6")
- Cloakroom 1.44m (4'9") x 1.35m (4'5")
- Bathroom 2.63m (8'8") x 2.00m (6'7")
- Bedroom 3 3.58m (11'9") x 2.71m (8'11")

OUTSIDE

Good sized established garden to rear laid to lawn. Paved patio seating area and enclosed garden with panelled fencing. Garage 4.62m (15'2") x 3.07m (10'1") Up and over door, door to: Workshop 3.07m (10'1") x 1.94m (6'4")

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

