



**FITZJOHN**  
SALES & LETTINGS

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## 20 Wigmore Drive Park Farm Peterborough PE2 8UZ

Guide price £170,000



NO CHAIN/VACANT POSSESSION with this modern end terraced home located on the popular development of Park Farm, Stanground. Accommodation offers two bedrooms, UPVC double glazing, gas central heating, kitchen, bathroom and lounge. Some cosmetic updating is required. An established garden can be found to the rear. A driveway to the side provides off road parking for two vehicles. \*\*\* AN IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



Entrance Hall 2.33m (7'8") x 1.82m (6')

Kitchen 3.18m (10'5") x 1.87m (6'2")

Lounge 3.94m (12'11") x 3.79m (12'5")

First Floor Landing

Bathroom 1.91m (6'3") x 1.84m (6')

Bedroom 1 3.43m (11'3") x 2.98m (9'9")

Bedroom 2 2.98m (9'9") x 1.78m (5'10")

Outside:

Enclosed garden to rear with panelled fencing, laid to lawn and paved sun patio with seating area. Driveway to side providing off road parking.

\*\*\* 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

