



31 Queens Road Peterborough PE2 8BS

Guide price £209,000



A period terraced home ideally located within easy reach of the City Centre and train station. The property is well presented throughout. Accommodation offers bay window to front, modern kitchen with breakfast area, two bedrooms, two reception rooms, first floor refitted bathroom and a good sized garden to the rear with patio seating area and feature summerhouse/cabin ideal for home office/entertaining area. *** IDEAL FIRST TIME BUY/INVESTMENT PURCHASE ***



- Lounge 3.71m (12'2") x 3.37m (11'1")
- Dining Room 3.71m (12'2") x 3.59m (11'9")
- Kitchen 3.04m (10') x 2.10m (6'11")
- Breakfast Area 2.10m (6'11") x 1.35m (4'5")
- First Floor Landing
- Bedroom 1 4.82m (15'10") x 3.40m (11'2")
- Bedroom 2 3.60m (11'10") x 2.70m (8'10")
- Family Bathroom 3.09m (10'2") x 2.10m (6'11")

OUTSIDE

Enclosed garden to rear with feature paved seating area and lawn area. The property benefits from a modern summerhouse ideal for entertaining/home office with electric connected.

*** 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

