FITZJOHN
SALES & LETTINGS

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81 Monarch Avenue
Fletton Peterborough PE2 8SU

Offers in excess of £190,000

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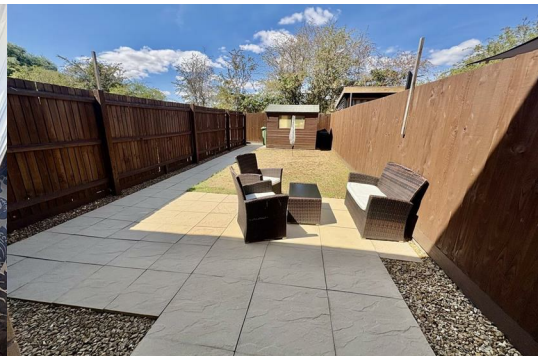
A modern terraced home within easy reach of the City Centre and train station. Accommodation comprises gas central heating, double glazing, downstairs cloakroom, two bedrooms, kitchen diner, living room and bathroom. Outside is an enclosed garden to the rear and parking spaces to front. *** AN EARLY VIEWING IS RECOMMENDED *** IDEAL FIRST TIME BUY/INVESTMENT PURCHASE ***



Entrance to:

Kitchen/Diner 4.50m (14'9") x 4.16m (13'8") Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in gas hob with extractor hood over, window to rear, radiator.

Cloakroom 1.47m (4'10") x 1.22m (4') WC and wash hand basin.

Living Room 4.50m (14'9") x 3.25m (10'8") Window to front, radiator, wooden laminate flooring, TV point, stairs to first floor.

First Floor Landing 2.44m (8') x 1.99m (6'6") max Fitted carpet, door to:

Bathroom 2.01m (6'7") x 1.98m (6'6") Fitted with three piece suite with comprising, panelled bath, pedestal wash hand basin and low-level WC, tiled surround, radiator, vinyl flooring.

Bedroom 1 4.50m (14'9") x 2.85m (9'4") Window to rear, radiator, fitted carpet.

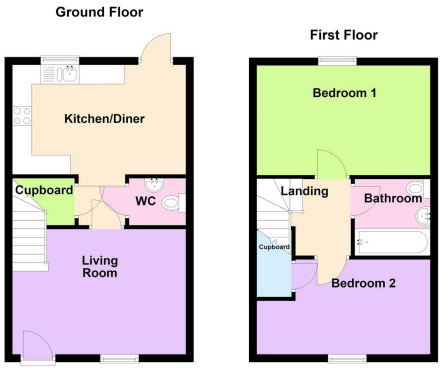
Bedroom 2 4.50m (14'9") max x 2.49m (8'2") Window to front, radiator, fitted carpet.

OUTSIDE:
Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn, gated to rear and timber garden shed. Two parking spaces to front.

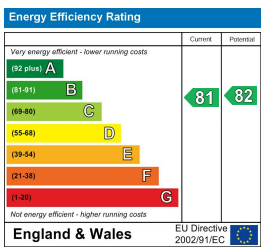
*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

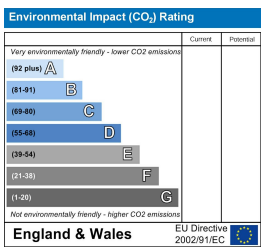
Area Map

Floor Plans



Energy Efficiency Graph





Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract