

Gloucester Road, Fletton, Peterborough, PE2 8BJ.



Kitchen



Lounge



Dining Room



Family Room



Enclosed Garden

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
		83			82
		55			49

England & Wales EU Directive 2002/91/EC

Energy Performance Certificate

Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Semi-detached three bedroom family home in Fletton.

Gloucester Road, Fletton, Peterborough, PE2 8BJ.

- SEMI-DETACHED HOME
- THREE BEDROOMS
- DINING ROOM
- ENCLOSED GARDEN
- NO FORWARD CHAIN

£224,995



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1374

www.harrisonroseproperty.com

## Ground Floor

**Hall**  
UPVC double glazed window to side, single radiator, built-in storage cupboard, stairs leading to landing, door to:

**Lounge** 3.72m (12'3")max x 3.18m (10'5")max  
UPVC double glazed bay window to front, single radiator, TV point, coving to ceiling.

**Family Room** 3.72m (12'3")max x 3.17m (10'5")max  
UPVC double glazed window to side, laminate flooring, coving to ceiling, open plan to:

**Dining Room** 3.72m (12'3") x 2.71m (8'11")  
UPVC double glazed window to side, laminate flooring, coving to ceiling, door to:

**Kitchen** 3.37m (11'1") x 2.48m (8'2")  
Fitted with a matching range of base and eye level units, sink with mixer tap, space for cooker and fridge, gas boiler, tiled flooring, coving to ceiling, tiled floor, window to rear, door to:

**Lobby**  
Door leading to rear garden, further door to:

**WC**  
Fitted with a two piece suite comprising a low level WC and a pedestal wash hand basin, frosted window to rear.

## First Floor

**Landing**  
Single radiator, doors to:

**Bedroom 1** 3.72m (12'3") x 3.17m (10'5")  
UPVC double glazed bay window to front, single radiator, telephone point, coving to ceiling, door to:

**Bedroom 2** 3.72m (12'3") x 2.71m (8'11")  
UPVC double glazed window to rear, coving to ceiling, single radiator.

**Bedroom 3** 3.10m (10'2") x 2.81m (9'3")  
UPVC double glazed window to side, coving to ceiling, single radiator.

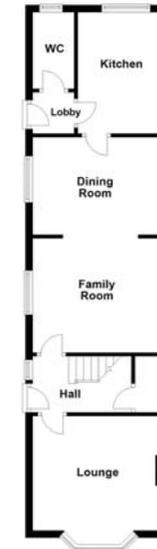
**Bathroom**  
Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, tiled surround, frosted UPVC double glazed window to side.

**Outside**  
The front of the property is mainly laid to paved allowing for off road parking, pathway leading to front entrance door, side gate. Enclosed garden mainly laid to paved with steps leading to lawn with a mixture of shrubs and bushes to border, external tap and lighting.

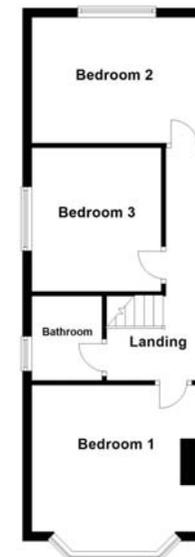
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -