



180 High Street, Peterborough PE2 9DX

£250,000



***** SPACIOUS THREE BEDROOM HOME ***** " Featuring an entrance hall, two reception rooms, kitchen, 3 bedrooms, bathroom, garage and parking, this semi detached home is a fantastic opportunity to be located in the popular area of Fletton. Close to bus stops, schools and shops, this home is on a non estate area. EPC Energy Rating - E/ Council Tax Band - B".

OPEN PORCH

ENTRANCE

5' 7" (min) x 12' 1" (1.70m x 3.68m) (approx) Door to front, window to side, understairs cupboard, stairs to first floor and radiator.

KITCHEN

12' 6" x 8' 0" (3.81m x 2.44m) (approx) Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit, space for a cooker, plumbing for a washing machine, space for a fridge / freezer and radiator. UPVC double glazed window to side, UPVC double glazed window to rear and door to side.

DINING ROOM

12' 4" x 10' 5"(max) (3.76m x 3.17m) 8' 9" (min) (2.67m) (approx) UPVC double glazed window to rear and radiator. Sliding door to:-

LIVING

10' 4" (min) 12' 6"(into bay)x 12' 4"(max)(3.81m x 3.76m) 11' 1" (min) (3.76m) (approx) UPVC bay window to front and radiator.

FIRST FLOOR LANDING

UPVC double glazed window to side and loft access.

BEDROOM 1

10' 5"(min) x 12' 7"(into bay) (3.17m x 3.84m) 11' 3" (min) x 12' 4" (max) (3.17m x 3.84m) (approx) UPVC double glazed bay window to front and radiator.

BEDROOM 2

12' 4" x 10' 4"(max) (3.76m x 3.15m) 9' 3"(min) (2.82m) (approx) UPVC double glazed window to rear, two built in wardrobes and radiator.

BEDROOM 3

7' 7" (max) x 9' 0" (max) (2.31m x 2.74m) (approx) UPVC double glazed window to rear, cupboard and radiator.

SHOWER ROOM

6' 4" x 5' 6" (1.93m x 1.68m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and radiator. UPVC double glazed window to front.

OUTSIDE

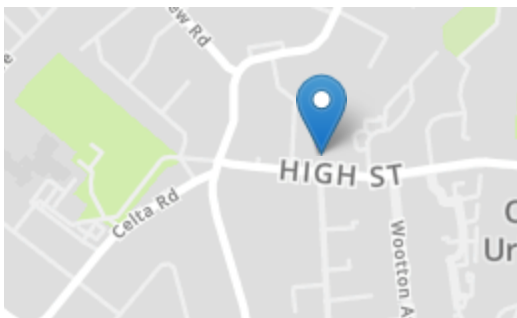
The front has parking and a lawn area. The rear of the property has fencing, laid to lawn and mature shrubs.

GARAGE

13' 4" x 9' 6" (4.06m x 2.90m) (approx) Up and over door, window to rear and door to rear.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

