



137 HIGH STREET, FLETON, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8DT

£180,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Upon entering the property, you are welcomed directly into the first of two reception rooms, arranged in the traditional layout for homes of this era. This bright and airy space offers flexibility and would make an ideal lounge or formal dining room.

To the rear of the property, the second reception room provides a spacious living area and flows open plan into the modernised kitchen.

This generous room comfortably accommodates larger lounge furniture or a dining table, creating a sociable and practical living space.

The kitchen itself has been renovated to a good standard, featuring stylish finishes including a slim-profile worktop and ample preparation and storage space.

Beyond the kitchen is a particularly spacious ground floor bathroom, fitted with a modern suite comprising a bath with shower over, WC and wash hand basin.

Upstairs, the property offers two well-proportioned double bedrooms, both benefiting from good natural light and ample space for beds and additional furniture.

To the rear of Bedroom One is a large first floor bathroom, fitted with a shower cubicle, WC and wash hand basin. This generous space offers further potential and could easily be enhanced into a four-piece ensuite if desired.



Externally, the property boasts a long rear garden, fully enclosed to both sides, providing privacy and significant scope for landscaping or further improvement. Access to the garden is conveniently provided via a door from the rear reception room.

Fletton High Street is a well-established and central community location, with local amenities just a minute's walk away. The area benefits from regular bus routes, easy access to major road links, and a choice of nearby schools and nurseries, making it a convenient setting for a variety of buyers.

EPC Rating: C (69)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	80
(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	

GROUND FLOOR

RECEPTION ONE

3.78m x 3.07m (12' 5" x 10' 1")

RECEPTIO TWO

3.78m x 3.10m (12' 5" x 10' 2")

KITCHEN

2.82m x 2.24m (9' 3" x 7' 4")

BATHROOM

BATH
SHOWER OVER BATH
WASH HAND BASIN
TOILET

FIRST FLOOR

MASTER BEDROOM

3.71m x 3.15m (12' 2" x 10' 4")

MASTER ENSUITE

SHOWER CUBICLE
WASH HAND BASIN
TOILET

BEDROOM TWO

3.71m x 2.97m (12' 2" x 9' 9")

OUTSIDE

REAR GARDEN

MOSTLY LAID TO LAWN
ENCLOSED ON BOTH SIDES
ACCESS THROUGH RECEPTION TWO
CONCRETE PATH AND PATIO AREA

FRONT

ENCLOSED GARDEN BY FENCING
GATE ACCESS