



**180 High Street, Fletton, Peterborough PE2 9DX**

**£265,000**



**\*\*\* 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.

