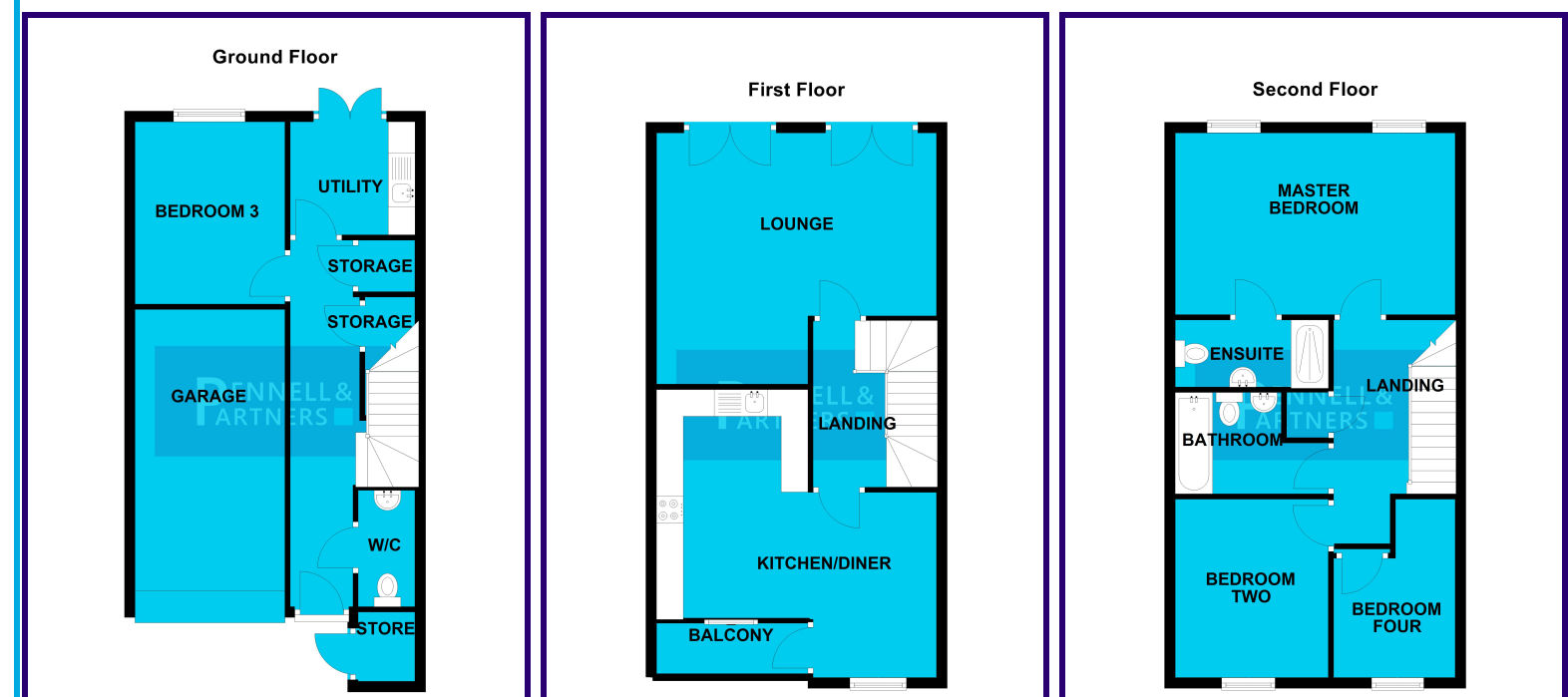




76A FLETON AVENUE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8AU

£290,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

GUIDE PRICE £290,000 - £300,000

GROUND FLOOR: As you enter the property, you are greeted by a spacious hallway that leads to a versatile utility area, perfect for laundry or additional storage.

The ground floor also features a fourth bedroom, which could serve as a guest room, home office, or playroom.

There is ample storage throughout, and convenient access to the private garden, ideal for outdoor relaxation and entertaining.

There is an outdoor storage cupboard for even more convenience and lets not forget, a very large garage that has had the walls boarded and plastered.

Additionally, this floor boasts the convenience of a W/C.

FIRST FLOOR: The first floor is designed for modern living, featuring a large lounge area filled with natural light from two sets of doors, each leading to Juliet balconies that add a touch of elegance and charm.

Adjacent to the lounge is the expansive, open-plan kitchen and dining area.

The kitchen is modern and well-equipped, offering plenty of counter space and storage, perfect for cooking enthusiasts.

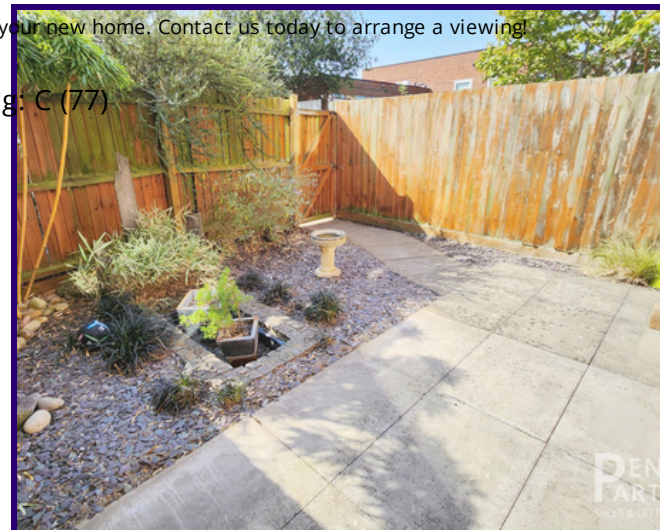
The dining area opens onto a balcony, providing a delightful spot for alfresco dining or morning coffee.

SECOND FLOOR: The second floor hosts the spacious master bedroom, complete with an ensuite shower room, offering a private retreat at the end of the day.

There are two further generously sized bedrooms on this floor, each providing ample space for furnishings and personalization.

A well-appointed family bathroom serves the additional bedrooms, making this layout perfect for a growing family.

This property offers a combination of style, space, and convenience in a prime location on Fletton Avenue.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	77	
(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

STORAGE CUPBOARD

0.911m x .0950m (3' 0" x 0' 4")

W/C

0.911m x 2.081m (3' 0" x 6' 10")

UNDER STAIR STORAGE

0.984m x 2.218m (3' 3" x 7' 3")

STORAGE CUPBOARD

1.068m x 0.962m (3' 6" x 3' 2")

UTILITY

2.330m x 2.116m (7' 8" x 6' 11")

BEDROOM FOUR

2.852m x 3.441m (9' 4" x 11' 3")

GARAGE

2.802m x 5.564m (9' 2" x 18' 3") MANUAL UP AND OVER DOOR
BOARDED AND PLASTERED

FIRST FLOOR

LOUNGE

4.719m x 5.136m (15' 6" x 16' 10") MAXIMUM MEASUREMENTS

KITCHEN

4.235m x 2.353m (13' 11" x 7' 9")

DINER

2.279m x 3.464m (7' 6" x 11' 4")

BALCONY

1.255m x 2.863m (4' 1" x 9' 5")

SECOND FLOOR

MASTER BEDROOM

5.139m x 3.402m (16' 10" x 11' 2")

MASTER ENSUITE

2.867m x 1.246m (9' 5" x 4' 1")

MASTER BATHROOM

1.911m x 2.856m (6' 3" x 9' 4")

BEDROOM TWO

2.856m x 3.501m (9' 4" x 11' 6")

BEDROOM FOUR

2.167m x 3.467m (7' 1" x 11' 4") MAXIMUM

REAR GARDEN

FULLY ENCLOSED BY FENCING
PATIO WITH BORDER PLANTS AND SMALL LAWN AREA
ACCESS TO UTILITY ROOM

FRONT OF HOUSE

DRIVEWAY LEADING TO GARAGE
UP AND OVER GARAGE DOOR ACCESS
OUTDOOR STORAGE