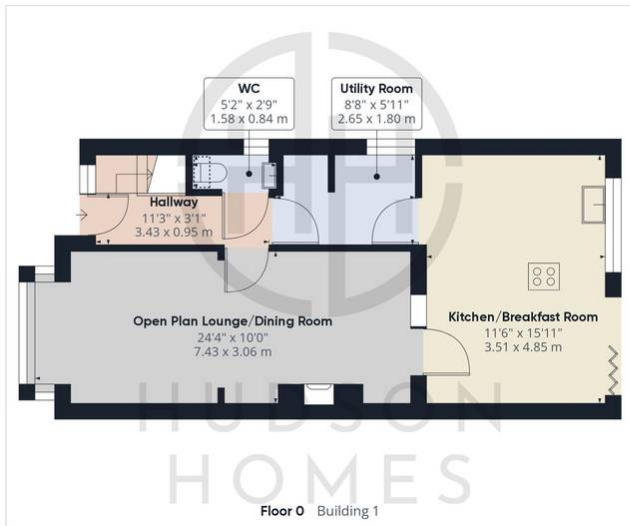


## 74 Queens Road, Peterborough

£255,000 Freehold

RE-FITTED INTEGRATED KITCHEN/BREAKFAST ROOM • UTILITY ROOM & CLOAKROOM • OPEN PLAN LOUNGE/DINING ROOM • BEDROOM ONE with FRENCH DOORS ONTO THE ROOF SPACE • RE-FITTED 4 PIECE BATHROOM SUITE • REPLACEMENT uPVC WINDOWS & DOORS INCLUDING BIFOLD DOORS • 1.3 MILES TO THE TRAIN STATION & CITY CENTRE • NO FORWARD CHAIN • INTERNAL FLOOR AREA 1,076 sqft • ENCLOSED REAR GARDEN WITH GARDEN ROOM/CABIN





**Approximate total area<sup>(1)</sup>**  
 954.65 ft<sup>2</sup>  
 88.69 m<sup>2</sup>

**Reduced headroom**  
 2.69 ft<sup>2</sup>  
 0.25 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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