



14 Fletton Avenue, Peterborough
Peterborough



£325,000



14 Fletton Avenue

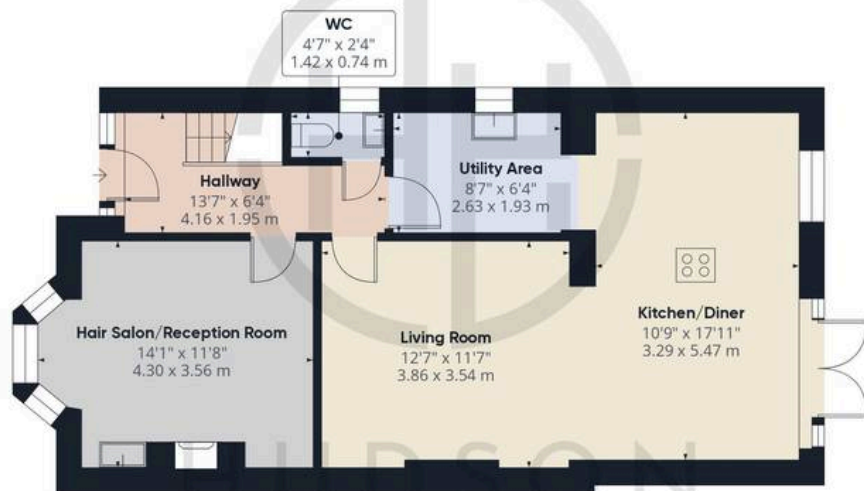
Peterborough

Welcome to this unique three-bedroom detached house, offering a perfect blend of character and modern convenience. Step into the light-filled open-plan living and dining space, where French doors lead directly to the garden, creating a bright and welcoming atmosphere for relaxing or entertaining. The contemporary kitchen is thoughtfully designed with integrated appliances, a central island, and a separate utility area for extra storage and laundry needs. A versatile reception room at the front of the house is currently set up as a hair salon (the sink will be removed before completion), making it ideal for a home office or additional living space. Upstairs, you will find three well-proportioned bedrooms and a stylish family bathroom, while a handy ground-floor cloakroom adds extra practicality. The loft room, accessed via a ladder, is fully equipped with lighting and heating, providing a great space for hobbies, storage, or a quiet retreat. With 106 square metres of internal accommodation, a carport for sheltered parking, and a driveway for two vehicles, this property is both spacious and functional. Located just 1.2 miles from the train station and city centre, you will enjoy easy access to local amenities and transport links. The property is in Council Tax Band C (£1,943 per year).

The outside space here is a real highlight. The established rear garden is fully fenced and features a lush lawn, mature planted borders, and three garden sheds for all your storage needs. The main garden is situated on a level, making it perfect for entertaining or simply relaxing.







Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1294.36 ft²

120.25 m²

Reduced headroom

67.46 ft²

6.27 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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