



## 55 Drake Avenue, Peterborough

£220,000 Freehold

2.1 MILES TO THE TRAIN STATION & CITY CENTRE • NO FORWARD CHAIN • LOUNGE/DINER with FRENCH DOORS TO THE REAR GARDEN • EN-SUITE & CUPBOARD TO BEDROOM ONE • CLOAKROOM & BATHROOM • COUNCIL TAX BAND B £1620 PER ANNUM • TWO ALLOCATED PARKING SPACES TO THE REAR • TOTAL FLOOR AREA 732 sq ft • CLOSE TO STILLWELL NATURE RESERVE • SHORT WALK TO SHOPS, SCHOOLS & SERPENTINE GREEN SHOPPING CENTRE





**Approximate total area<sup>(1)</sup>**  
651.55 ft<sup>2</sup>  
60.53 m<sup>2</sup>

**Reduced headroom**  
16.48 ft<sup>2</sup>  
1.53 m<sup>2</sup>



(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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