



## 1 Fleming Court Sugar Way Peterborough PE2 9SA

Guide price £285,000



A much improved and well presented modern home located on the popular development of Sugar Way, within easy reach of local amenities, City Centre, train station and road links. The property offers gas central heating, double glazing, single garage, car port and driveway. Accommodation comprises two reception rooms, three bedrooms, en suite and dressing area to master bedroom, family bathroom and landscaped garden to rear with decked seating area. \*\*\* AN EARLY VIEWING IS RECOMMENDED \*\*\*



## Entrance Hallway

Kitchen/Dining Room 4.14m (13'7") x 2.79m (9'2")

Study 2.68m (8'10") x 1.98m (6'6")

Cloakroom

Living Room 5.04m (16'6") x 4.17m (13'8")

Cupboard

First Floor Landing

Bedroom 1 4.14m (13'7") x 3.25m (10'8")

En Suite Shower Room

Bedroom 3 3.44m (11'3") x 2.53m (8'3")

Bedroom 2 4.22m (13'10") x 2.99m (9'10")

Bathroom

## OUTSIDE:

Enclosed by wooden panelled fence, landscaped garden with decked seating area, laid to lawn, paved sun patio with seating area, gated side access to front, courtesy door to side of garage, garden tap and, outside lighting.

\*\*\* If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property \*\*\*

## Area Map



## Floor Plans



## Energy Efficiency Graph

