



**FITZJOHN**  
SALES & LETTINGS

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## Burnside Springfield Peterborough PE2 8BU

Guide price £395,000



Having been extended and much improved with a high specification throughout, is this detached established period home located within easy reach of the City Centre and train station. Accommodation offers three bedrooms, three reception rooms, an impressive open plan 5m x 5m kitchen/dining/family room with feature island unit, bi folding doors and integrated appliances. The property has been refurbished throughout with new windows, doors, rewired, new heating, kitchen and bathroom. Outside is an enclosed garden to the rear with paved seating area and a gravelled driveway provides off road parking. \*\*\* MUST BE SEEN \*\*\*



Entrance Hall 4.72m (15'6") x 1.98m (6'6")

Lounge 3.65m (12') x 3.65m (12')

Family Room 3.32m (10'11") x 3.04m (10')

Utility Area 2.58m (8'6") x 2.25m (7'5")

Cloakroom 1.79m (5'10") x 0.79m (2'7")

Open Plan Kitchen / Dining / Family Room 5.61m (18'5") x 5.26m (17'3")

First Floor Landing

Bedroom 1 3.65m (12') x 3.65m (12')

Bedroom 2 3.65m (12') x 3.32m (10'11")

Bedroom 3 1.98m (6'6") x 1.89m (6'2")

Family Bathroom 2.13m (7') x 1.98m (6'6")

### OUTSIDE

Enclosed garden to rear with paved patio seating area, panelled fencing and laid to lawn. Gravelled driveway providing off road parking.

\*\*\* 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

