

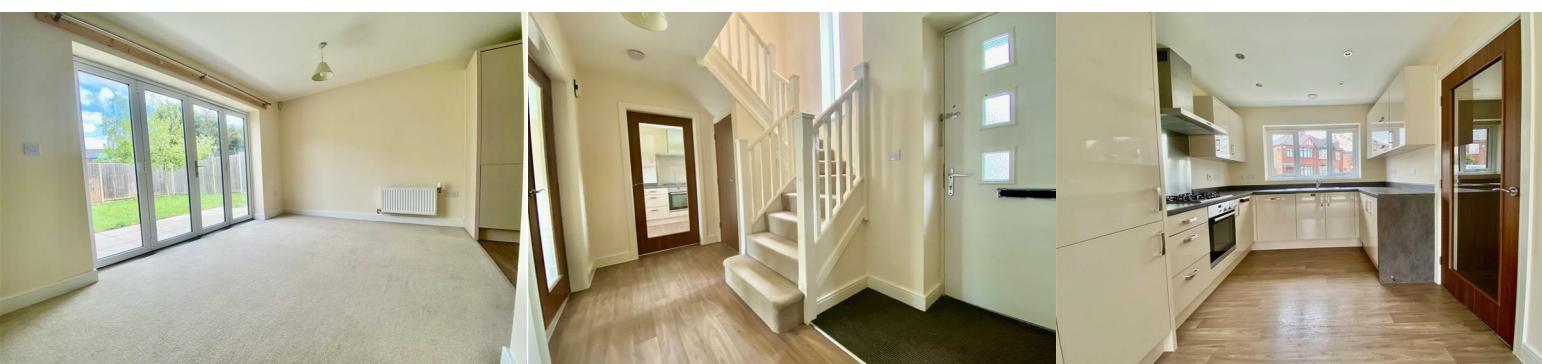


## 191 Hawksbill Way Fletton Peterborough PE2 8NS

Guide price £270,000



\*\*\* £270,000- £280,000 GUIDE PRICE\*\*\* NO CHAIN - MOTIVATED SELLER \*\*\* An ECO friendly semi detached family home located in the popular area of Fletton with a Rain Harvest System, solar and air ventilation system. Conveniently located for the City Centre and train station. The property offers three bedrooms, en suite to bedroom one, open plan kitchen dining with integrated appliances, an impressive 8.5m reception room with bi folding doors to garden. A block paved driveway to the side for two vehicles. To the rear is a good sized garden. \*\*\* A VIEWING IS ESSENTIAL \*\*\*



Entrance Hall

Cloakroom

Kitchen 3.44m (11'3") x 2.78m (9'1")

Lounge/Dining Room 8.36m (27'5") x 2.87m (9'5") max

First Floor Landing

Bedroom 1 3.77m (12'5") x 2.91m (9'7")

En-suite

Bedroom 2 3.40m (11'2") x 2.91m (9'7")

Bedroom 3 3.02m (9'11") x 2.88m (9'5") max

Bathroom

## OUTSIDE

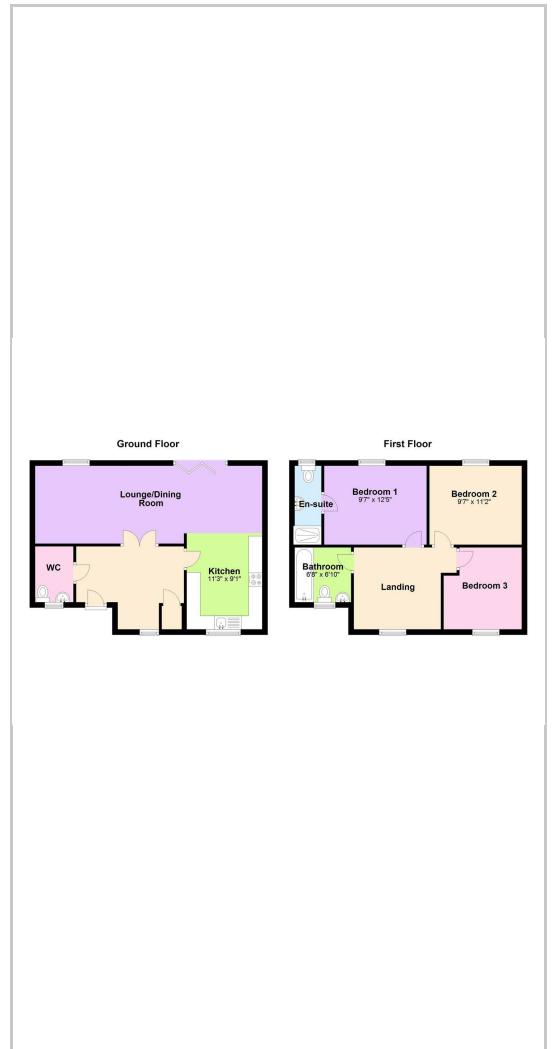
Block paved driveway for two vehicles. Enclosed good sized garden to rear with panelled fencing, laid to lawn and paved patio seating area.

\*\*\* 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

