



FITZJOHN
SALES & LETTINGS

62 Hargate Way,
Hampton Hargate, Peterborough,
Cambridgeshire, PE7 8DS

Tel 01733 555520
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



37 Harlton Close Peterborough PE2 8LW

Asking price £220,000



Nestled in the tranquil cul-de-sac of Harlton Close, Peterborough, this charming two-bedroom semi-detached bungalow offers a delightful retreat for those seeking comfort and convenience. The property features a well-proportioned reception room, perfect for relaxation or entertaining guests.

The two inviting bedrooms provide ample space for rest, while the modern shower room adds a touch of practicality to daily living. One of the standout features of this bungalow is the sun room, which invites an abundance of natural light, creating a warm and welcoming atmosphere throughout the home.

The peaceful location ensures a serene environment, making it an ideal choice for families, retirees, or anyone looking to enjoy a quieter lifestyle. With its appealing layout and desirable features, this bungalow presents a wonderful opportunity for those wishing to settle in a lovely area of Peterborough. Don't miss the chance to make this delightful property your new home.



Hall 2.49m (8'2") x 1.72m (5'8") Door to:

Bedroom 1 3.78m (12'5") x 2.74m (9') Window to front, radiator, fitted carpet, coving to textured ceiling.

Bedroom 2 2.49m (8'2") x 2.44m (8') Window to front, radiator, fitted carpet, coving to textured ceiling.

Lounge/Diner 5.18m (17') x 3.50m (11'6") max Fitted carpet, TV point, textured ceiling, sliding door to cupboard.

Bathroom 1.96m (6'5") x 1.73m (5'8") Fitted with three piece suite with comprising, pedestal wash hand basin, shower cubicle and low-level WC, tiled surround, heated towel rail, window to side, tiled flooring, textured ceiling.

Kitchen 3.05m (10') x 2.57m (8'5") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge, built-in fan assisted oven, built-in four ring gas hob, window to rear, vinyl flooring, coving to textured ceiling.

Sun Room 3.48m (11'5") x 2.44m (8') Velux window skylight, radiator, fitted carpet, wall light point(s), patio door to rear.

OUTSIDE

Enclosed by wooden panelled fence, paved patio, mainly laid to gravel and gated side access to front.

*** 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

