



**FITZJOHN**  
SALES & LETTINGS

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## 46 Portchester Close Peterborough PE2 8UP

Guide price £180,000



\*\*\* GUIDE PRICE £180,000 - £199,000 \*\*\* Modern mid terraced home with NO CHAIN located on a popular development in Park Farm. Accommodation offers newly refitted boiler, two double bedrooms, refitted kitchen and shower room, UPVC double glazing and gas central heating. An enclosed garden can be found to the rear and two parking spaces to the front. \*\*\* AN IDEAL FIRST TIME BUY/INVESTMENT PURCHASE \*\*\*



Hall 1.31m (4'3") x 1.22m (4')

Kitchen/Diner 4.10m (13'6") x 2.50m (8'2")

Lounge 4.59m (15'1") x 2.70m (8'10")

First Floor Landing

Bedroom 1 4.10m (13'6") max x 3.10m (10'2")

Bedroom 2 3.99m (13'1") x 2.26m (7'5")

Bathroom 2.01m (6'7") x 1.75m (5'9")

**OUTSIDE**

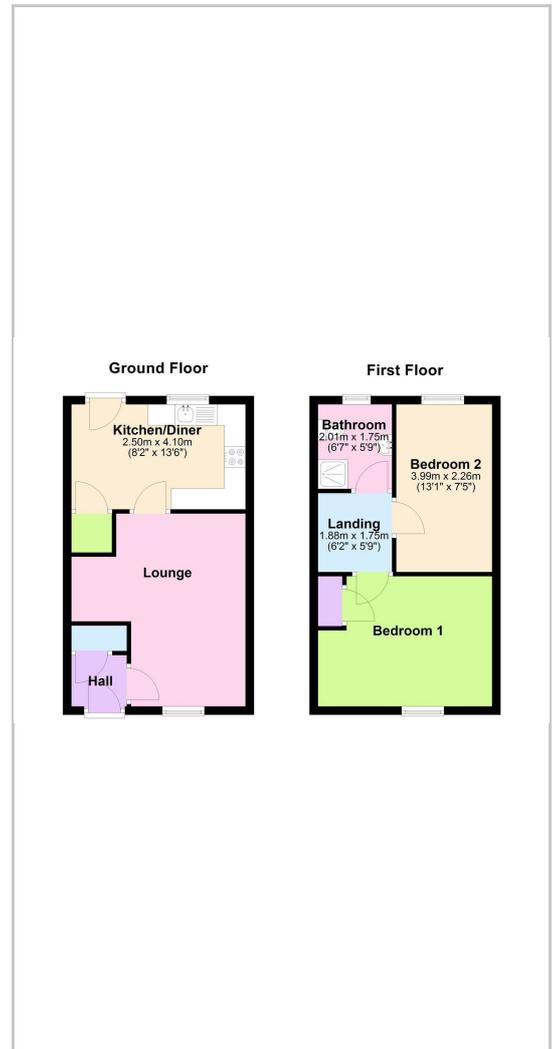
Two parking spaces to front. Enclosed low maintenance garden to rear with panelled fencing and paved patio seating area.

\*\*\* 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**

