



FITZJOHN
SALES & LETTINGS

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118 London Road Peterborough PE2 9BY

Guide price £340,000



NO CHAIN! A period stone built end terraced home, dates circa 1860, a property of historic interest with versatile and flexible accommodation over three floors. The property is ideally situated with easy access to Peterborough train station and walking distance to public houses and restaurants. Renovated throughout by the current owners, the property retains many original features whilst with a contemporary finish. A refitted kitchen can be found to the lower ground floor with formal dining room leading off, an impressive lounge open to the family room with open fireplace and tall ceilings, three bedrooms and a refitted bathroom with period suite and roll top bath. The property has plenty of storage and outside is a beautiful landscaped enclosed rear garden with gated access. A professionally installed garden room 3.47 x 2.89m is ideal for working from home office. Off road parking for two vehicles at the front of the property. *** MUST BE SEEN ***



Entrance Hall

Cloakroom

Lounge 4.00m (13'1") x 3.73m (12'3")

Sitting Room 3.73m (12'3") x 2.88m (9'6")

Stairs To Basement

Kitchen/Breakfast Room 4.50m (14'9") max x 2.71m (8'11")

Dining / Family Room 4.50m (14'9") max x 3.81m (12'6")

First Floor Landing

Bathroom

Bedroom 1 3.81m (12'6") x 3.19m (10'6")

Bedroom 2 3.19m (10'6") x 3.07m (10'1")

Bedroom 3 2.78m (9'2") x 2.15m (7'1")

OUTSIDE

Beautiful landscaped garden to rear with gated access, enclosed with brick walling, paved patio seating area. Garden room with two windows to front, window to side, skylight and double door.

*** 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

