



## 46 Hadrians Court Fletton Peterborough PE2 8NJ

**£199,995**



**IDEAL INVESTMENT / FIRST TIME BUY** Offered for sale with **NO FORWARD CHAIN** is this modern three bedroom semi detached house located close to the City Centre. Comprising of entrance hall, Kitchen, Lounge diner. First floor landing leads to **THREE BEDROOMS** and a family bathroom. Benefiting from gas central heating, UPVC double glazing and **SINGLE GARAGE**.



## Entrance Hall

Window to front, radiator, stairs, door to:

Kitchen 2.64m (8'8") x 2.44m (8')

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, window to front, textured ceiling.

## Cupboard

Lounge/Dining Room 4.70m (15'5") x 4.67m (15'4")

Window to rear, two radiators, wooden laminate flooring, TV point, textured ceiling, double door, door to:

## Garage

With power and light connected, window to rear, Up and over door, door.

## First Floor Landing

Fitted carpet, textured ceiling, loft hatch, door to:

Bedroom 3 2.54m (8'4") x 1.96m (6'5")

Window to rear, radiator, fitted carpet, textured ceiling.

Bedroom 2 3.81m (12'6") x 2.64m (8'8")

Window to rear, radiator, fitted carpet, textured ceiling, door to:

## Bathroom

Fitted with three piece suite comprising panelled bath with separate shower over, pedestal wash hand basin and low-level WC, window to front, radiator with sunken ceiling spotlight, door to:

Bedroom 1 3.35m (11') x 2.64m (8'8")

Window to front, radiator, fitted carpet, textured ceiling.

## Outside:

Timber and decking, mainly laid to lawn with flower and shrub borders, courtesy door, to rear of garage.

\*\*\* 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

