



FITZJOHN
SALES & LETTINGS

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13 Princes Gardens Peterborough PE1 4DP

Asking price £186,995



Fitzjohn are delighted to offer to market with NO FORWARD CHAIN this three bedroom home situated in the centre of Peterborough, a short distance away from the City Centre, Train Station & Central Park.



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The ground floor of the property features an Entrance Hall, leading to a spacious Lounge and Dining Room, perfect for entertaining. The well-equipped Kitchen opens up to a bright Conservatory, offering additional living space. Additionally, the ground floor benefits from a Bathroom and a convenient WC.

Upstairs, the property boasts three generously sized Double Bedrooms, providing ample space for family living or a comfortable home office setup.

Externally, the property offers a low-maintenance rear garden, laid to concrete, perfect for those looking for minimal upkeep. Resident permit parking is available to the front of the property, adding convenience for homeowners.

Offered to the market with no forward chain, this property presents a fantastic opportunity for those looking to move quickly. In the opinion of our valuer, this home is ideally suited to first-time buyers or buy-to-let investors seeking a centrally located property with easy access to local amenities.

Don't miss out on this wonderful opportunity to own a fantastic property in a sought-after location!

Entrance Hall

Lounge - 11'7 x 11'5

Laminate flooring, radiator, uPVC double glazed window facing by the front.

Dining Room - 11'4 x 11'4

Laminate flooring, radiator, uPVC double glazed window facing the rear.

Kitchen - 11'6 x 7'6

Tilted flooring, radiator, uPVC double glazed window facing the side. Fitted wall and base units, space for washing machine, slimline dish washer and fridge. Integrated electric double oven with four ring gas hob.

Conservatory - 11'7 x 5'11

Tilted flooring, uPVC construction, uPVC double glazed French doors leading to garden.

W/C - 1'10 x 5'3

Tiled flooring, frosted uPVC double glazed window, standard WC, part tiled walls.

Bathroom - 5'11 x 7'8

Tiled flooring, radiator, frosted uPVC double glazed window facing the side, panelled bath, pedestal mounted wash hand basin.

Bedroom One - 11'8 x 14'11

Carpeted flooring, radiator, two uPVC double glazed windows facing the front.

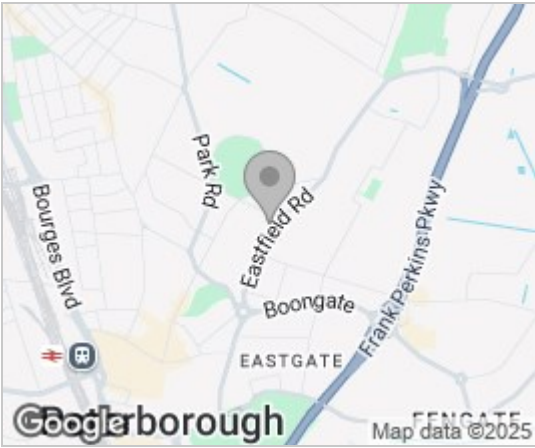
Bedroom Two - 11'7 x 9'1

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Bedroom Three - 11'7 x 7'11

Carpeted flooring, radiator, uPVC double glazed window facing the rear.

Area Map



Floor Plans



Energy Efficiency Graph

