



**FITZJOHN**  
SALES & LETTINGS

76 Central Avenue,  
Dogsthorpe, Peterborough,  
, PE1 4LH

Tel 01733 921700  
info@fitzjohnstateagents.com  
www.fitzjohnstateagents.com



## 10 Bradley Way Peterborough PE1 5FA

Asking price £190,000



This well presented two-bedroom coach house offers a fantastic opportunity to own a freehold home in the heart of Peterborough, just a short distance from the University, Train Station, and City Centre. Perfectly suited to first-time buyers or investors, the property combines modern living with convenience and style.



The ground floor features a entrance hall that provides direct access to the enclosed rear garden and stairs leading to the first-floor living accommodation. Upstairs, the property opens into a bright and spacious open-plan lounge, dining, and kitchen area, complemented by two comfortable bedrooms and a modern family bathroom.

Externally, the home benefits from a garage with driveway parking for one vehicle, providing both security and convenience. With council tax band B and an energy performance rating of C, this property offers both affordability and efficiency.

Situated in a central and sought after location, it is ideally positioned for commuters, students, and anyone wanting quick access to the city centre.

In our valuers' opinion, this home would be perfectly suited to a first-time buyer seeking a move-in-ready property or a buy-to-let investor looking for strong rental demand in a thriving area.

Don't miss this opportunity to secure a stylish, modern coach house in one of Peterborough's most convenient locations, arrange your viewing today.

Entrance Hall 18'5 x 6'10

Carpeted flooring, radiator, uPVC double glazed back door leading to garden. Stairs to first floor living accommodation.

Kitchen / Dining / Living Area - 18'7 x 21'2

Part carpeted flooring, part vinyl flooring, radiator, uPVC double glazed window facing the rear, uPVC Juliet balcony. Fitted wall and base units, integrated electric oven with four ring gas hob & extractor, integrated fridge/freezer and washing machine.

Bedroom One - 10'2 x 12'4

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

Bedroom Two - 8'1 x 8'11

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

Bathroom - 7'1 x 7'6

Vinyl flooring, heated towel rail, uPVC double glazed window facing the front. Panelled bath with shower over, standard WC, pedestal mounted wash hand basin, part tiled walls, extractor fan.

Garden -

Enclosed by timber lap fencing, mainly laid to lawn, side gate.

Driveway & Garage

## Area Map



## Floor Plans



## Energy Efficiency Graph

