



**FITZJOHN**  
SALES & LETTINGS

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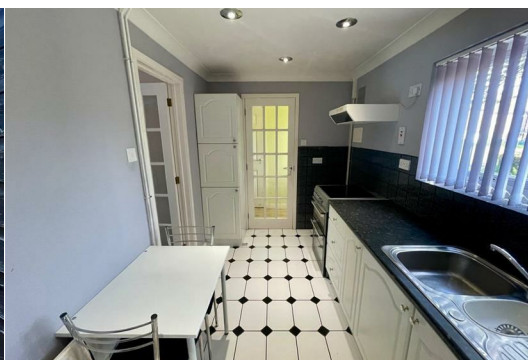


## 82 Allextion Gardens Peterborough PE1 4UW

£180,000



Fitzjohn Sales & Lettings are delighted to offer FOR SALE this well presented three bedroom end of terrace house with a CAR PORT providing parking for two vehicles situated in the popular location of Welland.



The ground floor comprises of a Porch, Entrance Hall, WC, Kitchen & a Lounge/Diner.

The first floor has Two Double Bedrooms, One Single Bedroom & a Shower Room.

Externally the property has an enclosed garden to the rear which is mainly laid to lawn with a block paved area and a wooden shed.

To the rear of the property is double gated access leading to a Car Port for two vehicles providing off road parking.

Viewings are highly recommended so call the office today to reserve your viewing appointment.

Entrance Hall - 23'1 x 5'10

Laminate flooring, radiator, uPVC double glazed to both the front and back, two storage cupboards.

WC - 5'6 x 2'4

Tiled flooring, radiator, standard WC, wall mounted sinks tiled walls.

Kitchen - 6'9 x 13'4

Tiled flooring, radiator, uPVC double glazed window facing the front, fitted wall and base units, one and a half bowl sink with mixer tap and drainer, space for freestanding oven, fridge/freezer, and washing machine & tumble dryer.

Lounge -

Carpeted flooring, radiator, uPVC double glazed sliding door opening to garden, electric fire.

Landing -

Carpeted flooring, wooden doors to all first floor accommodation.

Bedroom One - 11'5 x 13'2

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

Bedroom Two - 11'9 x 13'3

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

Bedroom Three - 8'10 x 8'10

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

Bathroom - 5'5 x 8'9

Vinyl flooring, radiator, uPVC double glazed window facing the front, concealed cistern WC, top mounted wash hand basin with vanity unit, double enclosure shower, tiled walls & extractor fan.

Garden -

Enclosed by timber lap fencing, mainly laid to lawn with block paved area, wooden shed.

Parking -

Double gated access leading to carport providing parking for two vehicles.

## Area Map



## Floor Plans



## Energy Efficiency Graph

