



FITZJOHN
SALES & LETTINGS

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104 Paston Lane Peterborough PE4 6EU

Guide price £260,000



Offered to the market with No Forward Chain, this attractive 1930s bay-fronted semi-detached home presents a great opportunity for buyers seeking a property with genuine scope to add value and create a bespoke family home.

Situated in the highly popular area of Walton, the property enjoys a convenient location close to a range of well-regarded local schools, the Brotherhood Retail Park, Peterborough train station, and a wealth of everyday amenities making it an ideal choice for families, commuters, and investors alike.



The property retains classic period charm while offering generous internal space ready for modernisation. The ground floor comprises a welcoming entrance hall, a bright bay-fronted lounge, a separate dining room ideal for entertaining, a conservatory overlooking the rear garden, a kitchen, and a convenient W/C.

Upstairs, the first floor provides two well-proportioned double bedrooms, a further single bedroom perfect as a nursery or home office, and a family bathroom.

Externally, the property benefits from a substantial block-paved driveway to the front, offering off-road parking for multiple vehicles, alongside a single garage. To the rear, an enclosed garden provides a private outdoor space.

Requiring full renovation throughout, this home is perfectly suited to investors, developers, or buyers looking to create a long-term family home tailored to their own tastes. With strong underlying fundamentals and a desirable layout, the potential here is undeniable.

Additional Information:
 Council Tax Band: C
 Energy Performance Rating: D

Early interest is highly recommended – offers are invited.

Entrance Hall - 13'0 x 5'11

Carpeted flooring, radiator, wooden doors to all ground floor accommodation, stairs to first floor landing, under stair storage cupboard.

Kitchen - 15'11 x 6'11

Vinyl flooring, uPVC double glazed side door leading to driveway, aluminium double glazed window to the side. Fitted wall and base units, space for washing machine, freestanding oven and fridge/freezer, part tiled walls.

Lounge - 12'5 x 10'11

Carpeted flooring, gas fire, wood framed double doors leading to conservatory.

Dining Room - 10'11 x 12'0

Carpeted flooring, radiator, aluminium double glazed bay window to the front.

Conservatory - 10'2 x 9'8

Wood construction, single glazed windows, door leading to garden, radiator.

Landing - 8'8 x 7'1

Carpeted flooring, wooden doors to all first floor accommodation, aluminium double glazed window facing the side.

Bedroom One - 12'5 x 12'1

Carpeted flooring, radiator, aluminium double glazed window to the rear.

Bedroom Two - 10'11 x 9'9

Carpeted flooring, radiator, aluminium double glazed bay window to front. Built in wardrobes.

Bedroom Three - 7'7 x 7'1

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

Bathroom - 7'0 x 5'11

Vinyl flooring, heated towel rail, frosted uPVC double glazed window to the rear. Standard WC, pedestal mounted wash hand basin, panelled bath, boiler cupboard.

Area Map



Floor Plans



Energy Efficiency Graph

