



**FITZJOHN**  
SALES & LETTINGS

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## 9 Eames Gardens Peterborough PE1 4YP

Offers in excess of £325,000



A detached family home located within close proximity of Peterborough City College, City Centre and road links. Benefiting from gas central heating, living room, kitchen diner, cloakroom, utility room, four bedrooms, en suite to master bedroom, family bathroom and enclosed garden to rear. A double width driveway provides off road road parking and leads to the single garage. \*\*\* MUST BE SEEN \*\*\*



Entrance Hall - 1.93m (6'4) x 3.86m (12'8)

Cloakroom - 1.90m (6'3) x 0.79 (2'7)

Lounge - 3.68m (12'1) x 4.04m (13'3)

Kitchen - 2.64m (8'8) x 6.27m (20'7)

Utility - 1.90m (6'3) x 1.45m (4'9)

Bedroom One - 3.78m (12'5) x 4.04m (13'3)

En Suite - 1.96m (6'5) x 1.47m (4'10)

Bedroom Two - 3.91m (12'10) x 2.41m (7'11)

Bedroom Three - 3.15m (10'4) x 2.82m (9'3)

Bedroom Four - 2.01m (6'7) x 3.10m (10'2)

Family Bathroom

### OUTSIDE

Enclosed by timber lap fencing, mainly laid to lawn with patio area. Single garage and driveway.

\*\*\* 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

