FITZJOHN
SALES & LETTINGS

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

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



9 Heaton Close
Peterborough PE3 9QA

Guide price £319,000

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A detached family home located in a sought after area and situated within easy access to Jack Hunt School. Accommodation offers three bedrooms, refitted kitchen, refitted bathroom, gas central heating to radiators, replaced UPVC windows, soffits and facias. To the rear is a good sized enclosed garden, gated driveway to side with parking for three vehicles and further parking to front. Single garage. *** MUST BE SEEN ***







Entrance Hall 2.10m (6'11") x 2.00m (6'7")

Cloakroom 1.35m (4'5") x 1.33m (4'4")

Reception / Bedroom 3 4.06m (13'4") max x 2.83m (9'4")

Lounge 3.84m (12'7") x 3.68m (12'1")

Kitchen/Diner 6.88m (22'7") x 2.71m (8'11")

First Floor Landing

Bedroom 2 3.27m (10'9") x 2.69m (8'10") max

Family Bathroom 3.27m (10'9") x 2.02m (6'8")

Bedroom 1 3.81m (12'6") x 2.97m (9'9")

Outside:
Enclosed by wooden panelled fence, paved seating area and mainly laid to lawn. Driveway to side providing ample off road parking and leading to a single garage.

*** 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 ***

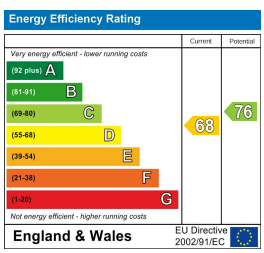
Area Map

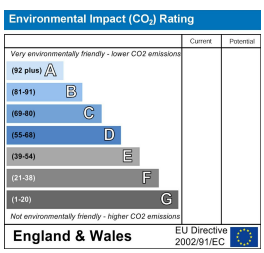


Floor Plans



Energy Efficiency Graph





Purchasers should not rely on any written, photographic or floorplan information contained in these details, as they do not form any part of a contract