



**FITZJOHN**  
SALES & LETTINGS

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## 7B High Street Glington Peterborough PE6 7JP

Guide price £349,000



\*\*\* NO FORWARD CHAIN \*\*\* Fully refurbished is this three bedroom stone built cottage in the sought after Village of Glinton, just a ten minute drive from Peterborough City Centre and train station. The property offers traditional features, kitchen diner, utility room/cloakroom, sitting room, three bedrooms, shower room and off road parking. Located within easy reach of local public houses and countryside walks we would highly recommend a viewing on this property.





Entrance Hall

Sitting Room 4.57m (15') x 4.57m (15')  
Window to front, decorative feature fireplace set in timber and tiled surround, two radiators, parquet karndeian flooring, TV point, half height timber panelling.

Kitchen/Breakfast Room 4.57m (15') x 2.95m (9'8")  
Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, window to front, window to rear, radiator, wooden laminate flooring, sliding door.

Cloakroom  
Refitted with two piece suite comprising, wash hand basin and low-level WC, plumbing for automatic washing machine.

First Floor Landing  
Window to rear, fitted carpet.

Bedroom 1 4.88m (16') x 3.10m (10'2")  
Window to front, feature original fireplace, radiator, fitted carpet.

Shower Room  
Refitted with three piece suite comprising shower cubicle, vanity wash hand basin, close coupled WC and heated towel rail, window to front.

Bedroom 3 3.40m (11'2") x 1.52m (5')  
Window to rear, radiator, door through to bedroom two.

Bedroom 2 3.47m (11'5") x 3.25m (10'8")  
Window to front, radiator, fitted carpet, half height wood panelling.

\*\*\* 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

