



FITZJOHN
SALES & LETTINGS

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8 Enfield Gardens Peterborough PE3 9RP

Asking price £250,000



Location, Location, Location!

Situated in the highly sought-after area of Netherton, this three-bedroom semi-detached home offers an ideal opportunity for families, first-time buyers, or anyone looking to secure a property in a fantastic location with excellent local amenities. Close to Thorpe Primary School and Jack Hunt Secondary School, it's perfectly positioned for education, commuting, and everyday convenience.



This well-proportioned property offers flexible living spaces across two floors:

Ground Floor: Entrance Hall, W/C, spacious Lounge/Diner, Kitchen, and a bright Sun Room.

First Floor: Two double bedrooms, one single bedroom, and a family bathroom.

Externally: The property benefits from an enclosed rear garden, ideal for children, pets, or outdoor entertaining. A single garage with driveway parking adds practicality and convenience.

Potential & Opportunity: While the home could benefit from some modernisation, this has been thoughtfully reflected in the asking price of £250,000, making it a great opportunity to add your own personal touches and create your dream family home.

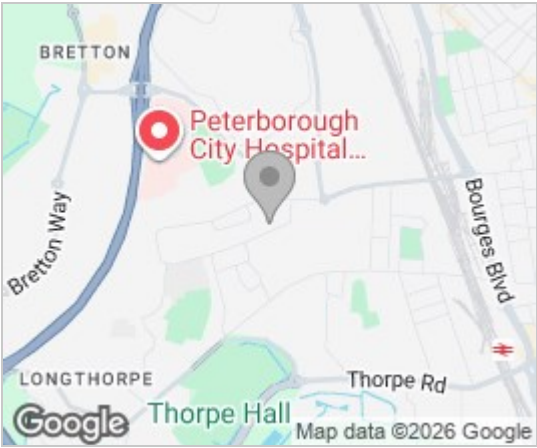
Why You'll Love It Here:

- Highly sought-after Netherton location
- Excellent schools nearby: Thorpe Primary and Jack Hunt Secondary
- Family-friendly streets and local amenities
- Off-road parking with garage and driveway
- Spacious rooms with natural light throughout

Don't miss out on this fantastic opportunity to purchase a charming semi-detached home in one of Peterborough's most desirable neighbourhoods. Arrange your viewing today!

- Entrance Porch - 4'0 x 3'1
- Laminate flooring, composite front door, aluminium framed double glazed window to the side.
- W/C - 3'7 x 5'7
- Tiled flooring, radiator, aluminium framed double glazed window, standard WC, wall mounted sink.
- Entrance Hall - 7'5 x 9'7
- Parquet flooring, radiator, two storage cupboards, stairs to first floor landing.
- Kitchen - 12'2 x 9'6
- Vinyl flooring, radiator, aluminium double glazed windows to the side and rear, pantry. Fitted wall and base units, space for washing machine, dishwasher, freestanding oven and fridge/freezer.
- Lounge - 20'1 x 11'4
- Parquet flooring, two radiators, uPVC double glazed window facing the front, aluminium framed double glazed window to the rear.
- Sun Room - 15'10 x 15'8
- Wooden construction, carpeted flooring, radiator, wooden framed double glazed windows and door.
- Bedroom One - 8'8 x 15'6
- Vinyl flooring, radiator, two uPVC double glazed windows facing the rear.
- Bedroom Two -
- Carpeted flooring, radiator, uPVC double glazed window facing the front.
- Bedroom Three - 8'6 x 6'10
- Carpeted flooring, radiator, uPVC double glazed window facing the front.
- Bathroom - 7'10 x 5'6
- Vinyl flooring, radiator, aluminium double glazed window facing the side, standard WC, pedestal mounted wash hand basin, panelled bath with shower over.
- Single Garage
- Power and lighting, up and over door, driveway for one vehicle.

Area Map



Floor Plans



Energy Efficiency Graph

