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2 Swan Gardens Peterborough PE1 4SB

Offers in the region of £265,000



Situated in the popular Eastfield area, just off Eye Road, this three-bedroom detached house offers convenient access to Peterborough City Centre and the train station and is offered to the market with no forward chain at an asking price of £265,000.



The property provides spacious and versatile accommodation throughout. The ground floor comprises entrance hall, a convenient W/C, a living room, a separate dining room, a fitted kitchen, and a conservatory overlooking the rear garden.

To the first floor, the property offers two generously sized double bedrooms, a single bedroom suitable for a child's room or home office, and a family bathroom.

Externally, the home benefits from a single garage and a driveway providing off-road parking to the front. To the rear, there is a private and enclosed garden.

Further features include uPVC double glazing throughout and gas central heating.

The property holds an Energy Performance Certificate rating of D and falls within Council Tax Band C.

Ideally positioned, the property is just a short distance from the city centre and train station, making it perfect for commuters. It also offers excellent vehicular access to the A47, providing convenient links to surrounding areas.

This is an excellent opportunity to acquire a detached home in a sought-after and accessible location, early viewing is highly recommended.

Entrance Hall - 8'4 x 6'1

Laminate flooring; radiator, wooden front door, stairs to first floor landing.

W/C - 5'3 x 2'8

Tiled flooring, radiator, frosted uPVC double glazed window, standard WC, pedestal mounted wash hand basin, tiled splash backs.

Lounge - 16'10 x 12'4

Laminate flooring, two radiators, uPVC double glazed windows facing the front.

Dining Room - 11'3 x 7'11

Laminate flooring, radiator, uPVC double glazed doors leading to conservatory.

Kitchen - 11'3 x 7'2

Laminate flooring, radiator, uPVC double glazed window facing the rear. Fitted wall and base units, circular sink with mixer tap and drainer. Integrated electric oven and four ring gas hob with extractor hood over, part tiled walls, side door, under stair storage cupboard.

Conservatory - 9'1 x 12'8

Laminate flooring, uPVC construction, uPVC double doors leading to garden.

Bedroom One - 12'2 x 8'5

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

En Suite - 4'4 x 6'10

Vinyl flooring, radiator, frosted uPVC double glazed window to the side, standard WC, single enclosure shower, top mounted wash hand basin with vanity unit, extractor fan.

Bedroom Two - 11'2 (9'2) x 9'0

Laminate flooring, radiator, uPVC double glazed window to the front.

Bedroom Three - 8'7 x 6'10

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

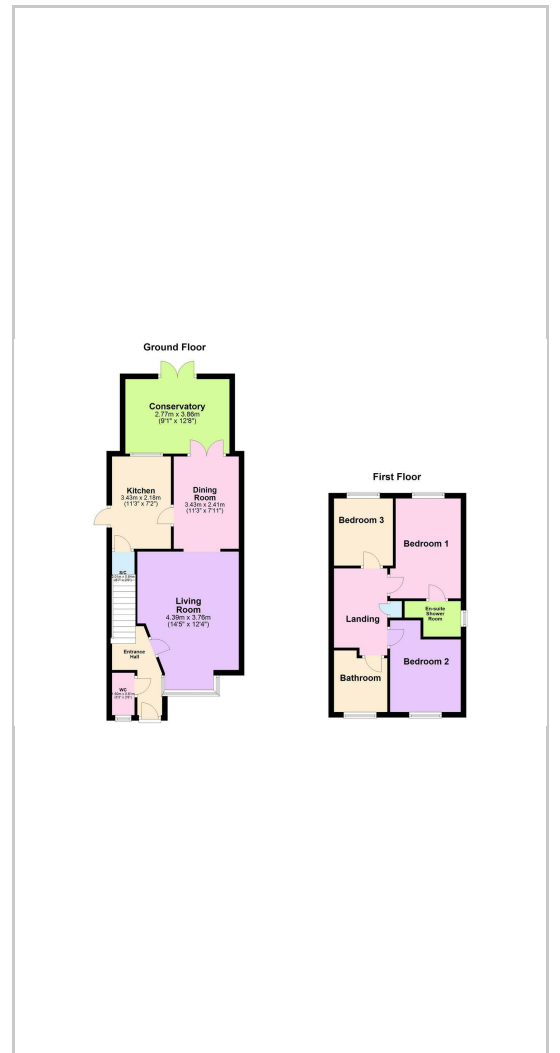
Bathroom - 7'8 x 6'2

Vinyl flooring, radiator, frosted uPVC double glazed window facing the front, standard WC, panel bath with shower over, top mounted sink with vanity unit, part tiled walls, extractor fan.

Area Map



Floor Plans



Energy Efficiency Graph

