

Peterborough  
Telephone: 01733 560 650  
Email: Sales@RegalPark.co.uk  
**RegalPark.co.uk**

7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Glebe Road, Fletton, Peterborough, PE2 8BG**  
**Price £310,000**  
**Freehold**

**\*EXTENDED\* \*WALKING DISTANCE TO CITY CENTRE\* \*CLOSE TO LOCAL AMENITIES\* \*NO CHAIN\***

Regal Park are pleased to offer this well presented Extended 3 Bedroom Semi Detached House in the popular location of Fletton. The property has been in the family for the past 50 years and is situated within walking distance to city centre and train station, close to local amenities and comprises of: Entrance Hall, Lounge, Sitting Room/Dining Room, Conservatory, Kitchen, Shower Room.

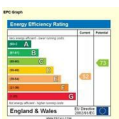
The first floor has 3 Bedrooms and a Four Piece Bathroom.

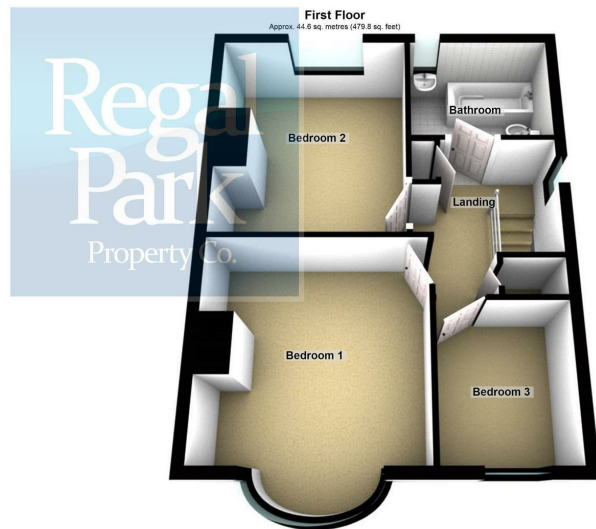
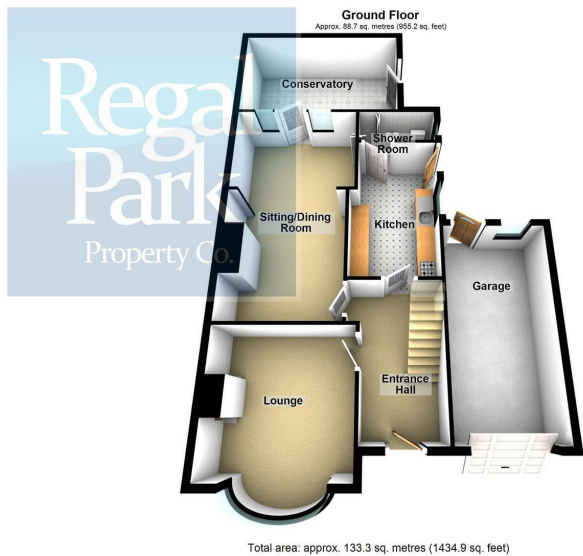
There is a Driveway providing off road parking and Single Garage. The rear garden has a patio area, gravel area, brick built building/workshop with power.

Viewings Highly Recommended.

No Chain.

EPC: E





#### Entrance Hall

Radiator, laminate flooring, telephone point, artexed ceiling, under-stairs storage cupboard, stairs, door to:

#### Lounge

11'11" x 12'0" (3.63m x 3.66m)

Hardwood double glazed bow window to front, gas fire with wooden surround, radiator, laminate flooring, TV point, coving to artexed ceiling.

#### Sitting/Dining Room

21'10" 11'7" max (6.65m 3.53m max)

Coal effect gas fireplace with wooden surround and back boiler, double radiator, laminate flooring in the sitting room, tiled flooring in the dining room, TV point, two wall lights, coving to textured ceiling, two windows to rear, two radiators, door to:

#### Conservatory

9'4" x 15'10" (2.84m x 4.83m)

Half brick and uPVC double glazed construction with uPVC double glazed windows, double radiator, tiled flooring, telephone point, plumbing for washing machine, uPVC double glazed door to garden.

#### Kitchen

13'7" x 7'10" max (4.14m x 2.39m max)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated under counter fridge, fitted eye level electric oven, built-in four ring gas hob with extractor hood over, hardwood double glazed window to side, double radiator, tiled flooring, coving to ceiling, hardwood door to garden, door to:

#### Shower Room

Fitted with three piece suite comprising shower cubicle with fitted Mira electric shower over, wash hand basin with cupboards under and close coupled WC, hardwood obscure double glazed window to side, heated towel rail, tiled flooring.

#### Landing

Hardwood obscure double glazed window to side, storage cupboard, fitted carpet, over-stairs storage cupboard with hot water cylinder, door to:

#### Bedroom 1

11'11" x 12'0" (3.63m x 3.66m)

Hardwood double glazed bow window to front, radiator, laminate flooring, coving to artexed ceiling.

#### Bedroom 2

12'5" x 10'10" (3.78m x 3.30m)

Hardwood double glazed window to rear, radiator, laminate flooring.

#### Bedroom 3

8'4" x 6'11" (2.55m x 2.11m)

Hardwood double glazed window to front, radiator, laminate flooring.

#### Bathroom

Fitted with four piece suite comprising deep panelled bath with Mira electric shower over and folding glass screen, wash hand basin with cupboards under, bidet and WC, fully tiled walls, hardwood obscure double glazed window to rear, heated towel rail, vinyl flooring.

#### Outside

The front has a block paved Driveway providing off road parking, leading to a Single Garage with rear personal door, power and light connected, hardwood double glazed window to rear, timber front doors.

The rear garden has a patio area, outside lighting, gravel area. There is a brick build building at the rear of the garden with UPVC double glazed window, UPVC door, power and light connected.

Glebe Road is also permit parking.

#### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.