



## Duke Street, Peterborough, PE2 8EB

£175,000

A Two double bedroom Victorian terraced property which is located in the popular area of Duke Street in Fletton. The accommodation comprises of two reception rooms, kitchen/ breakfast room, upstairs three piece bathroom suite and front and rear gardens. This Victorian terraced home is located just 1.8 miles of the city centre and railway station and provides the perfect first time or investment purchase. .



# 31 Duke Street, Peterborough, PE2 8EB

## LIVING ROOM 11'5" x 11'1" (3.5 x 3.4)

UPVC double glazed window to front and door through into inner hallway.

## INNER HALLWAY

Access through to dining room

## DINING ROOM 12'5" x 11'9" (3.8 x 3.6)

UPVC double glazed window to rear and door through into kitchen/breakfast room.

## KITCHEN 17'8" x 7'2" (5.4 x 2.2)

UPVC doors and window to rear gardens, fitted with matching wall and base units, free standing and integrated appliances

## FIRST FLOOR LANDING

Access to bedrooms and bathroom area

## BEDROOM 13'9" x 11'5" (4.2 x 3.5)

UPVC double glazed windows, carpet flooring

## BEDROOM 10'5" x 10'5" (3.2 x 3.2)

UPVC double glazed windows, carpet flooring

## BATHROOM

Matching white bathroom suite with tiled surrounds

## OUTSIDE

Fully enclosed rear gardens with gated access to the front of the property





