



Fletton Fields, Peterborough
Guide Price £200,000 - £210,000 Freehold

**Sharman
Quinney**

Key Features



- Conservatory
- Enclosed rear garden
- Garage
- Off-road parking
- Ideal first-time purchase or investment

The accommodation comprises an entrance hall leading into a bright and spacious living room, with a fitted kitchen to the rear offering a range of wall and base units and space for appliances. The property further benefits from a conservatory, providing additional living space and a perfect area for dining, entertaining, or simply relaxing whilst overlooking the garden.

To the first floor are two well-proportioned bedrooms and a modern family bathroom.

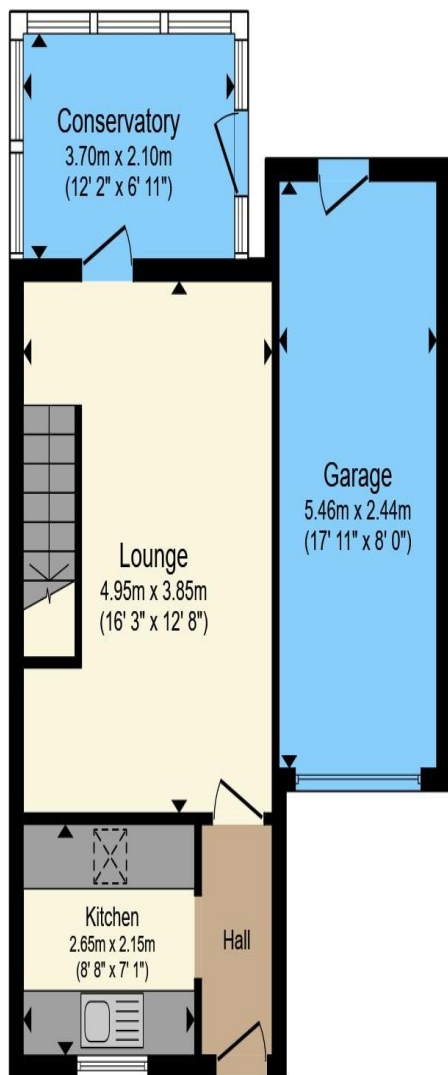
Externally, the property enjoys an enclosed rear garden, ideal for outdoor dining and family enjoyment. A particular feature is the single garage, providing secure parking or valuable storage space, alongside additional off-road parking.



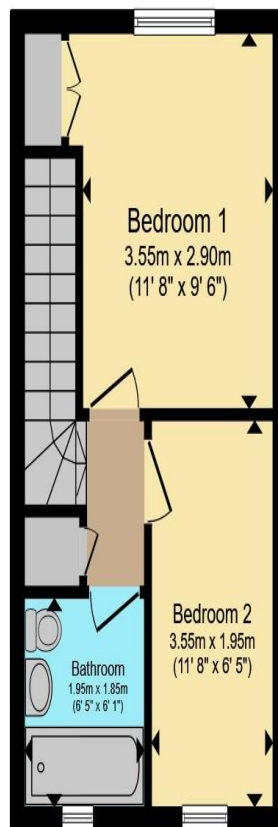
Conveniently located close to local amenities, schools, transport links, and Peterborough City Centre, this attractive home combines comfort, practicality, and a sought-after location.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Ground Floor



First Floor

Total floor area 76.8 m² (826 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

**Sharman
Quinney**

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01733 896222

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SSQ205289 - 0003

