



Duke Street, Peterborough PE2 8EB

welcome to

Duke Street, Peterborough

- TRADITIONAL TERRACED HOME
- 27FT LONG OPEN PLAN LOUNGE/DINER
- DOWNSTAIRS BATHROOM
- THREE BEDROOMS
- PRIVATE GARDEN
- CLOSE LINK TO PETERBOROUGH CITY CENTRE AND TRAIN STATION AS WELL AS LOCAL SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

£190,000

Situated in the sought-after Duke Street area of Fletton, this charming three bedroom Victorian terraced home offers a blend of period character and comfortable living. Ideal for first-time buyers or investors, the property is conveniently positioned just 1.8 miles from Peterborough city centre and the mainline railway station, making it perfectly suited for commuters and those seeking easy access to local amenities.

The ground floor features an open plan lounge/diner, providing excellent space for both living and dining. To the rear, a well-proportioned kitchen offers practical workspace and very spacious family bathroom. Upstairs, the property benefits from three good size bedrooms, The home enjoys both front and rear gardens, offering opportunities for outdoor seating, planting, or further landscaping.

This attractive Victorian terrace presents a superb opportunity to acquire a characterful property in a convenient and popular location.

Lounge/Diner

27' 7" x 11' 9" (8.41m x 3.58m)

Kitchen

11' 2" x 7' 2" (3.40m x 2.18m)

Family Bathroom

Landing

Bedroom One

14' 1" x 11' 6" (4.29m x 3.51m)

Bedroom Two

14' 1" x 8' 2" (4.29m x 2.49m)

Bedroom Three

11' 2" x 7' 5" (3.40m x 2.26m)

view this property online williamhbrown.co.uk/Property/FLE105123



Property Ref:

FLE105123 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01733 896598



fletton@williamhbrown.co.uk



122 High Street, Fletton, PETERBOROUGH,
Cambridgeshire, PE2 8DP



williamhbrown.co.uk