



Connells

Queens Road  
Peterborough



## Property Description

Offered with no onward chain, this well-proportioned 3-bedroom mid terraced house is located in the popular residential area of Fletton, providing excellent access to local amenities, schools, and transport links. The ground floor features a spacious lounge at the front of the property, ideal for relaxing or entertaining. Moving through, the dining area is open plan to the kitchen, creating a sociable and functional space perfect for family living. The kitchen is fitted with a range of units and leads into a bright and airy conservatory, which overlooks the rear garden and adds valuable additional living space. Completing the ground floor is a downstairs bathroom, conveniently located and well-appointed.

Upstairs, the property offers three bedrooms, each providing comfortable accommodation with space for bedroom furniture and storage.

Externally, the home benefits from a private enclosed rear garden, ideal for outdoor dining, gardening, or play. With no chain, this property presents a fantastic opportunity for first-time buyers, families, or investors looking for a straightforward purchase in a well-connected area.

## Lounge

12' 2" max x 11' ( 3.71m max x 3.35m )

Plus bay window to front, door to front, door to kitchen/diner, fireplace, radiator, storage cupboard.

## Dining Room

11' 11" x 12' 3" max ( 3.63m x 3.73m max )  
Window to rear, laminate flooring and radiator, open plan to kitchen.

## Kitchen

11' 2" x 7' 1" ( 3.40m x 2.16m )  
Window to side, laminate flooring, sink/drain, oven with gas hob and hood, space for dishwasher/fridge/freezer and washing machine, open to hall, door to hall leading to stairs to first floor.

## Conservatory

Two windows to kitchen/diner, window and door to rear and window to bathroom.

## Bathroom

Window to side, bath with shower over, WC, wash hand basin, tiled walls and flooring and radiator.

## First Floor

### Bedroom One

11' 1" x 12' 2" ( 3.38m x 3.71m )  
Window to front, radiator, carpet and storage cupboard.

## Bedroom Two

11' 6" x 12' ( 3.51m x 3.66m )

Window to rear, carpet and radiator.

## Bedroom Three

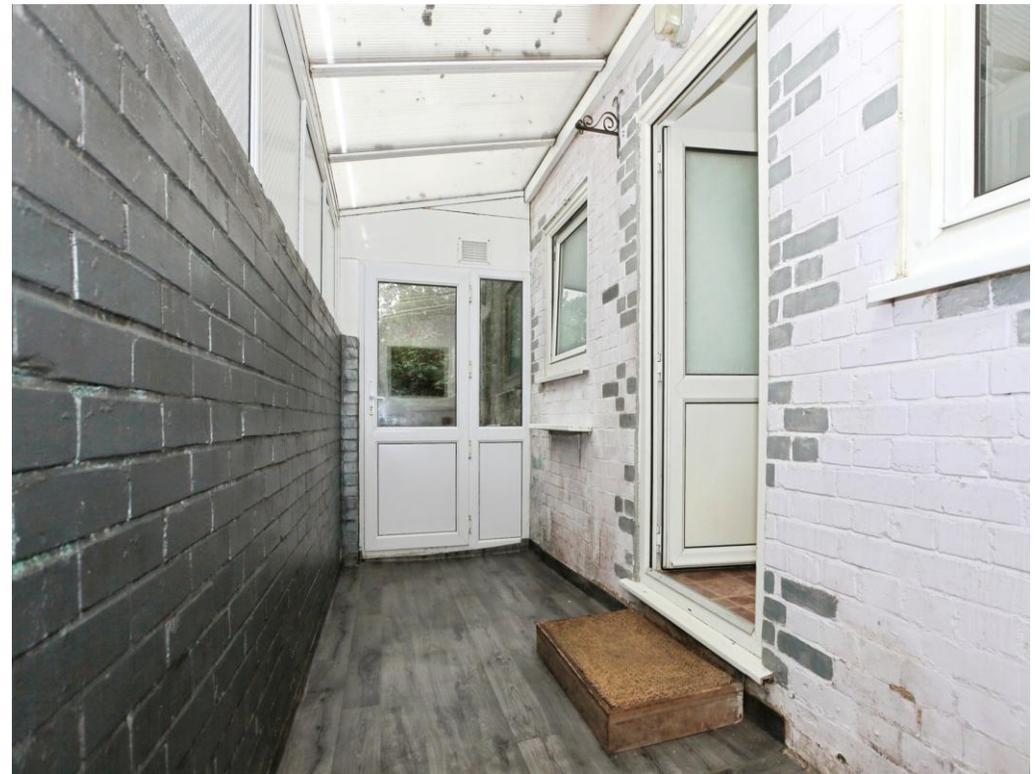
7' 2" x 11' 8" ( 2.18m x 3.56m )

Window to rear, laminate flooring and radiator.

## Outside

### Rear Garden

Green house, patio area and grass area.









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.focalagent.com](http://www.focalagent.com)

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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