

Wright Avenue, Stanground, Peterborough, PE2 8TR.



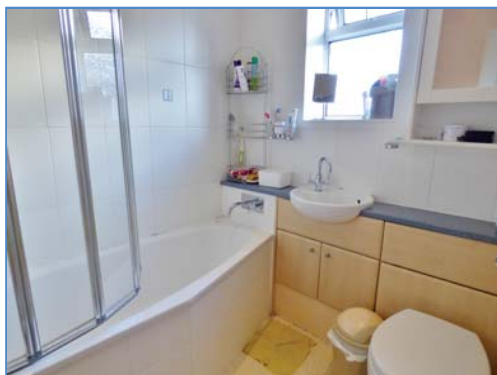
Kitchen



Lounge/Diner



Bedroom



Bathroom



No Forward Chain

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)	74	75
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (21-30)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Performance Certificate

Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Harrison Rose

Estate Agents Ltd

FOR SALE



Semi-detached three bedroom family home in Stanground.

Wright Avenue, Stanground, Peterborough, PE2 8TR.

- SEMI-DETACHED
- THREE BEDROOMS
- LOUNGE/DINER
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN

£220,000



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1185

www.harrisonroseproperty.com

Ground Floor

Porch

Entrance door, further door leading to hallway.

Hall

Single radiator, under stair storage cupboard, telephone point, coving to textured ceiling, stairs leading to landing, doors to:

Lounge/Diner 7.11m (23'4") x 3.64m (11'11")

UPVC double glazed box window to front, internal frosted double glazed window to side, tiled flooring, TV point, coving to textured ceiling, two single radiators, double doors leading to rear.

Kitchen 4.50m (14'9") x 2.29m (7'6")

Fitted with a matching range of base and eye level units with worktop space over, a stainless steel sink with mixer tap, built-in electric oven, four ring gas hob, extractor hood over, space for fridge/freezer, dishwasher and washing machine, two uPVC double glazed windows to side, coving to textured ceiling, door leading to rear.

WC

Fitted with a two piece suite, comprising a wash hand basin and low-level WC, tiled splashbacks, single radiator, coving to textured ceiling.

First Floor

Landing

Doors leading to:

Bedroom 1 3.82m (12'6") x 2.66m (8'9")

UPVC double glazed window to front, single radiator, built in sliding door wardrobes.

Bedroom 2 3.25m (10'8") x 2.84m (9'4")

UPVC double glazed window to rear, single radiator, built in sliding door wardrobes.

Bedroom 3 2.90m (9'6") x 2.27m (7'5")

UPVC double glazed window to front, single radiator.

Bathroom

Fitted with a three piece suite, comprising a bath with shower over, vanity wash hand basin and low-level WC, heated towel rail, shaver point, tiled surround, uPVC frosted double glazed window to side.

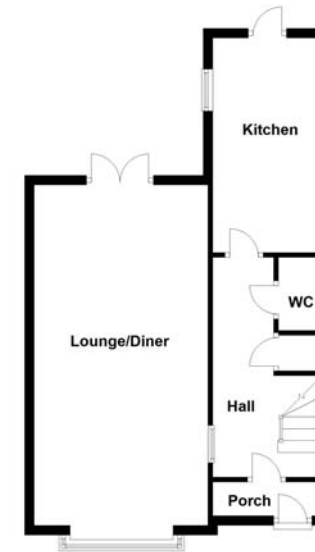
Outside

The front of the property is semi-enclosed with a dwarf bricked wall, ample off road parking, access to the garage and a lawned area. Enclosed rear garden mainly laid to lawn, decking area and a border of mixture of shrubs and bushes.

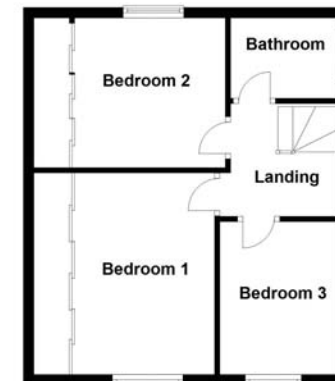
Draft details only may be subject to amendment
None of the statements/measurements in these particulars should be relied on as representations of fact.
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -