

Ibbott Close, Stanground, Peterborough, PE2 8LZ.



Lounge



Bedroom One



Bedroom Two



Bathroom



Garden

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
63	82		51	79	

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



Detached, three bedroom bungalow located in Stanground.

Ibbott Close, Stanground, Peterborough, PE2 8LZ.

- DETACHED BUNGALOW
- THREE BEDROOMS
- GAS HEATING
- OFF ROAD PARKING
- SINGLE GARAGE

£220,000



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

Ref: 1092

www.harrisonroseproperty.com

## Ground Floor

### Entrance Hall

UPVC frosted double glazed window to side, single radiator, coving to textured ceiling, door.

### Kitchen 3.46m (11'4") x 2.91m (9'6")

Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers, sink with mixer tap, tiled splashbacks, TV point, single radiator, laminate flooring, coving to textured ceiling, space for fridge/freezer, washing machine and cooker, uPVC double glazed window to rear, door leading to the side of the property.

### Lounge 4.20m (13'9") x 3.58m (11'9")

UPVC double glazed window to rear, gas fireplace, single radiator, TV point, coving to textured ceiling.

### Bedroom 1 3.58m (11'9") x 3.58m (11'9")

Two uPVC double glazed windows to front, single radiator, telephone point, TV point.

### Bedroom 2 3.46m (11'4") x 2.66m (8'9")

UPVC double glazed window to front, single radiator, TV point.

### Bedroom 3 3.58m (11'9") x 2.12m (7')

UPVC double glazed window to side, single radiator, TV point, coving to textured ceiling.

### Bathroom

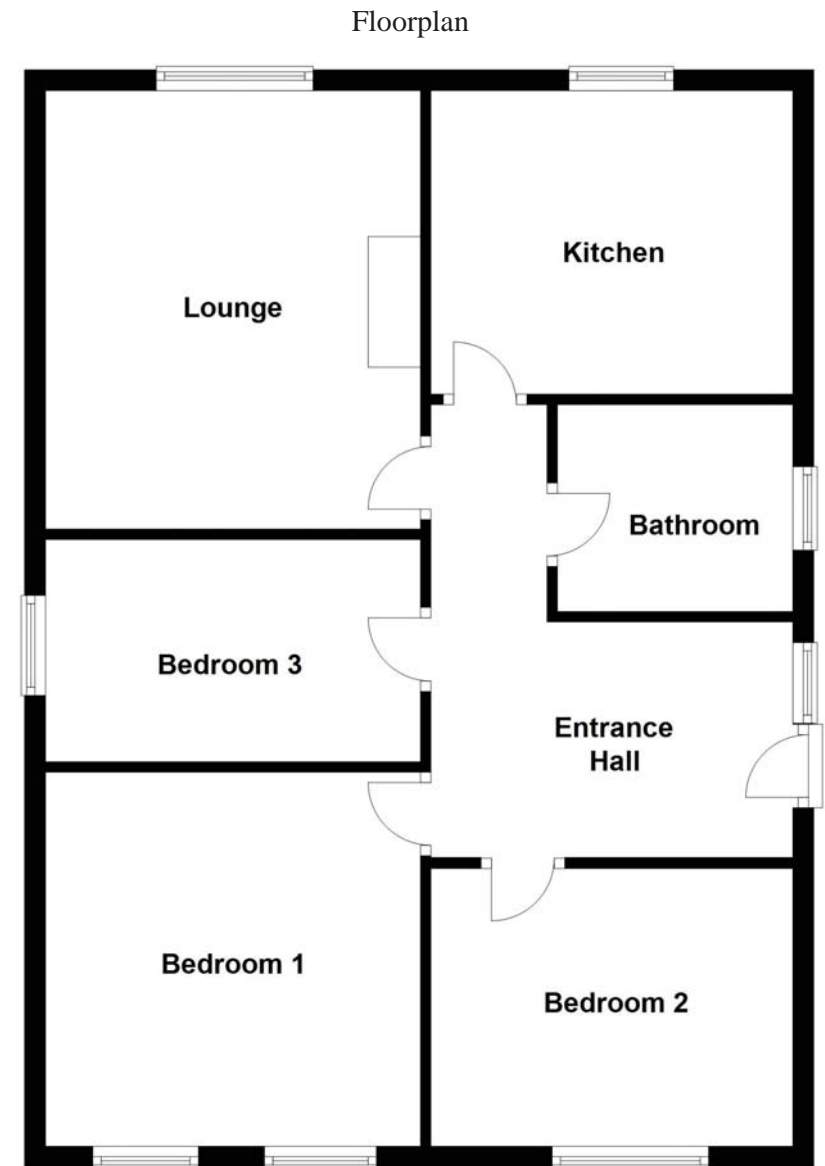
Fitted with a three piece suite, comprising a bath with a shower over, pedestal wash hand basin, WC, tiled surround, uPVC frosted double glazed window to side.

### Outside

The front of the property has a gravelled area with borders, paved drive way leading to the front entrance door and garage with access to the rear. Enclosed rear garden, laid to lawn with a patio area and borders.

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 -



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