

Lawson Avenue, Stanground, Peterborough, PE2 8QD.



Kitchen



Lounge



Bedroom One



Bedroom Two



Enclosed Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
65	82		41	78	

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.

Lawson Avenue, Stanground, Peterborough, PE2 8QD.

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- OFF ROAD PARKING
- LOW MAINTAINENCE GARDEN
- NO FORWARD CHAIN

£189,995



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Ref: 1232

www.harrisonroseproperty.com

Ground Floor

UPVC sealed unit double glazed door to

Entrance Porch

Glazed panel door and size panels to

Entrance Hall

Single radiator, coving to textured ceiling, under stair storage cupboard, stairs to first floor, doors to:

Lounge 3.63m (11'11") x 3.95m (13') max

UPVC double glazed bay window to front, feature gas fireplace, coving to textured ceiling, double radiator, telephone and TV point.

Dining Room 3.63m (11'11") x 3.32m (10'11")

Feature fireplace with hardwood mantle and gas fire. Coving to textured ceiling, uPVC double glazed french doors to rear.

Kitchen 2.71m (8'11") x 2.29m (7'6")

Fitted with base units with worktop space over, 1+1/2 bowl single drainer sink unit with mixer tap, space for gas cooker, fridge/freezer, plumbing for washing machine, single radiator, uPVC double glazed window to side, folding door to pantry, door to:

Inner Lobby

Door leading to rear, door to:

WC

UPVC double glazed window to side. WC.

First Floor

Landing

UPVC double glazed window to side, coving to textured ceiling, doors to:

Bedroom 1 3.78m (12'5") x 3.40m (11'2")

UPVC double glazed window to front, fitted with a range of wardrobes with dressing table. Fitted cupboard, single radiator.

Bedroom 2 3.40m (11'2") x 3.25m (10'8")

UPVC double glazed window to rear, coving to ceiling, fitted cupboard, single radiator.

Bedroom 3 2.50m (8'2") x 2.50m (8'2")

UPVC double glazed window to front, single radiator.

Wet Room

Fitted with three piece suite comprising shower with curtain, low-level WC and pedestal wash hand basin. Wall tiling to all walls. surround, access to loft, uPVC frosted double glazed window to rear.

Airing cupboard housing central heating boiler. Access to loft space.

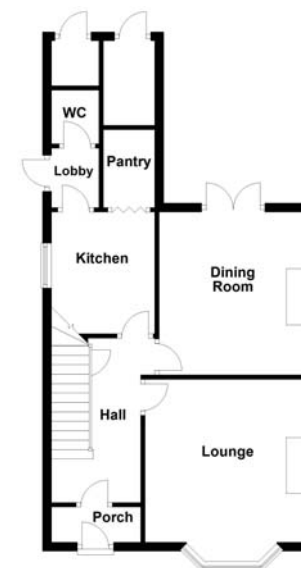
Outside

The front of the property is enclosed with a low brick wall, mainly laid to lawn to the side with a mixture of shrubs and bushes to border, block paving to the side allowing for off road parking. Gated access to enclosed low maintained garden, Paved patio area. Two brick out buildings. Two lawned areas, two timber sheds, greenhouse with power and external tap.

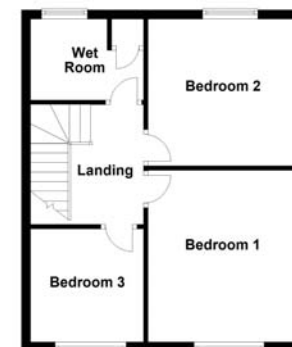
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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