

Poulter Avenue, Stanground, Peterborough, PE2 8RE.



Kitchen



Bedroom



Enclosed Garden



Enclosed Rear Garden



No Forward Chain



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.

Registered in England and Wales company No. 07655708 Registered Office: 3 Angel House, Whittlesey, Peterborough, PE7 1SE VAT No. 116 5551 26

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Semi-detached three bedroom family home in Stanground.  
Poulter Avenue, Stanground, Peterborough, PE2 8RE.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN

£239,995



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Ref: 1331

www.harrisonroseproperty.com

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## Ground Floor

**Hall**  
Entrance door, single radiator, two uPVC double glazed windows to front, stairs leading to landing, open plan to kitchen, doors to:

**Lounge/Dining Room** 7.54m (24'9")max x 3.63m (11'11") max  
Two uPVC double glazed windows to front, feature gas fireplace, single radiator, telephone and TV point, coving to ceiling, sliding doors to:

**Conservatory** 2.46m (8'1")max x 3.63m (11'11") max  
Single radiator, tiled flooring, sliding doors to rear garden, further door to:

**WC**  
Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, single radiator, frosted uPVC double glazed window to rear.

**Kitchen** 6.29m (20'8") max x 2.34m (7'8") max  
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in electric oven, four ring gas hob with extractor hood, space for fridge and washing machine, tiled flooring, coving to ceiling, uPVC double glazed window to side, door leading to side of property.

## First Floor

**Landing**  
UPVC double glazed window to side, access to loft, doors to:

**Bedroom 1** 3.38m (11'1") max x 3.20m (10'6") max  
UPVC double glazed window to rear, built-in storage cupboard housing gas boiler, single radiator.

**Bedroom 2** 4.47m (14'8") max x 3.37m (11'1")max  
Two uPVC double glazed windows to front, built-in wardrobes, single radiator.

**Bedroom 3** 2.88m (9'6") x 2.32m (7'7")  
UPVC double glazed window to front and side, single radiator.

**Shower Room**  
Fitted with a three piece comprising a shower enclosure, pedestal wash hand basin and low-level WC , tiled splashbacks, single radiator, uPVC frosted double glazed window to side.

**Outside**  
The front of the property is enclosed with a dwarf brick wall, mainly laid to paved allowing for ample off road parking, leading to an up and over garage, side gate. Enclosed garden, mainly laid to lawn with a patio area, a mixture of bushes and mature trees, external tap and lighting.

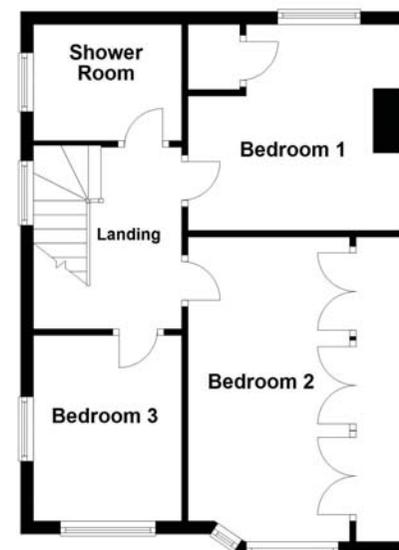
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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