

Poulter Avenue, Stanground, Peterborough, PE2 8RE.



Kitchen



Bedroom



Enclosed Garden



Enclosed Rear Garden



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)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (21-38)		
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.

Poulter Avenue, Stanground, Peterborough, PE2 8RE.

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

£227,995



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Ref: 1331

www.harrisonroseproperty.com

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.

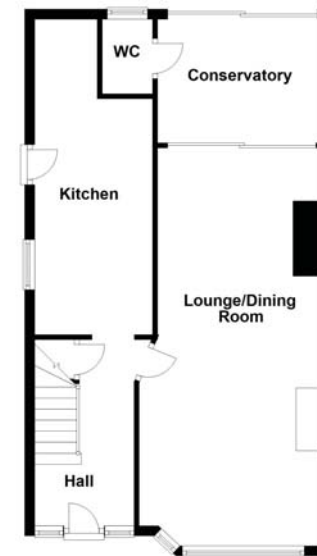
Shower Room
Fitted with a three piece comprising a shower enclosure, pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, uPVC frosted double glazed window to side.

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 a single garage via an electric/key fob operated roller door, side gate. Enclosed garden, mainly laid to lawn with a patio area, a mixture of bushes and mature trees, external tap and lighting.

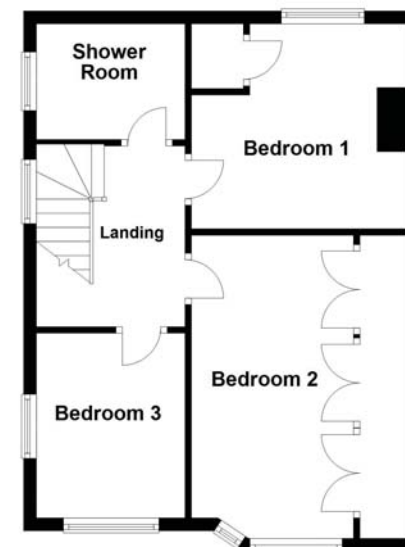
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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