

Oakdale Avenue, Stanground, Peterborough, PE2 8TA.



Kitchen



Lounge



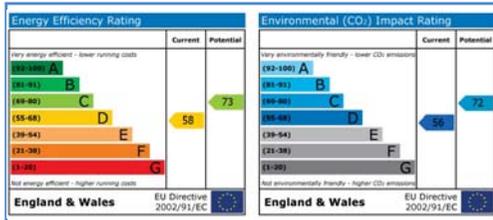
Dining Room



Bedroom



Enclosed Garden



Energy Performance Certificate

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Semi-detached three bedroom family home in Stanground.

Oakdale Avenue, Stanground, Peterborough, PE2 8TA.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- DINING ROOM
- ENCLOSED GARDEN
- GARAGE & OFF ROAD PARKING

£ 234,995



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Ref: 1356

www.harrisonroseproperty.com

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.

## Ground Floor

### Porch

Entrance door, door to:

### Entrance Hall

Laminate flooring, single radiator, folding door to kitchen, stairs leading to landing, doors to:

**Lounge** 3.79m (12'5")max x 3.67m (12')max

UPVC double glazed window to front, feature gas fireplace, single radiator, TV point, coving to ceiling.

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

Single radiator, laminate flooring, two uPVC double glazed windows to rear, uPVC double glazed double doors leading to rear.

**Kitchen** 4.25m (13'11") x 2.27m (7'5")

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 dishwasher, built-in electric oven, four ring gas hob with extractor hood over, space for fridge, tiled flooring, coving to ceiling, ceiling lights, uPVC double glazed window to side, door to side of property.

### WC

Fitted with a two piece suite comprising, low level WC and wash hand basin, single radiator, folding door to cupboard with space for washing machine, uPVC double glazed frosted window to the side.

## First Floor

### Landing

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

**Bedroom 1** 3.78m (12'6") x 3.42m (11'3")max

UPVC double glazed window to front, radiator, laminate flooring, telephone point, coving to ceiling, two sliding doors, door to:

**Bedroom 2** 3.21m (10'6") x 3.42m (11'3")max

UPVC double glazed window to rear, single radiator, coving to ceiling, built-in storage cupboard.

**Bedroom 3** 2.87m (9'5")max x 2.27m (7'5")max

UPVC double glazed window to front, built-in storage cupboard, laminate flooring, coving to ceiling, single radiator.

### Bathroom

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

### Outside

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

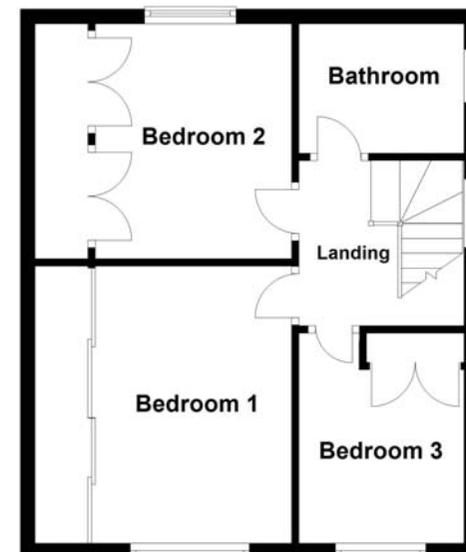
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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