

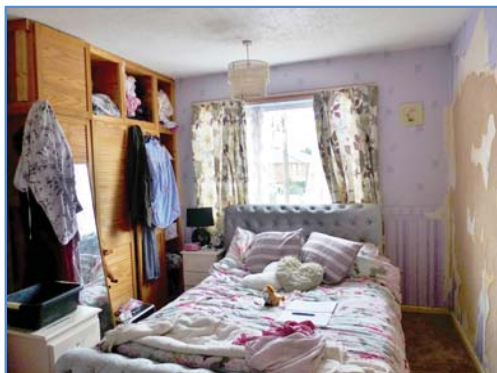
Southfields Drive, Stanground, Peterborough, PE2 8QA.



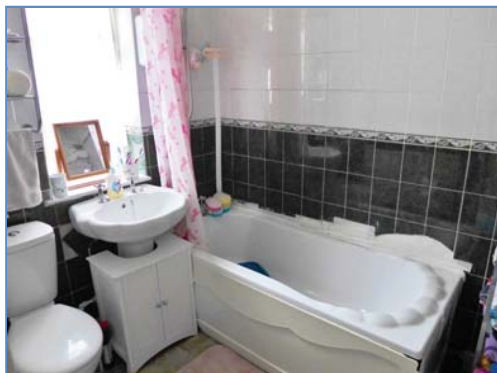
Kitchen



Lounge



Bedroom One



Bathroom



Enclosed Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
92-100		86	100-100		86
81-91			90-92		
69-80			80-89		67
55-68		65	70-79		
39-54			60-69		
21-38			50-59		
1-20			40-49		
			30-39		
			20-29		

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.

Southfields Drive, Stanground, Peterborough, PE2 8QA.

- INVESTMENT PURCHASE ONLY
- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY
- NO FORWARD CHAIN

£169,995



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Ref: 1389

www.harrisonroseproperty.com

Ground Floor

Hall

Entrance door, built-in storage cupboard, single radiator, stairs leading to landing, doors to:

Lounge/Diner 7.09m (23'3")max x 3.64m (11'11")max

UPVC double glazed bow window to front, feature gas fireplace, telephone and TV point, coving to ceiling, sliding door to:

Conservatory 4.63m (15'2") x 2.82m (9'3")

UPVC double glazed window surround, single radiator, tiled flooring, uPVC double glazed double doors to rear garden.

Kitchen 5.27m (17'3") x 2.27m (7'5")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge, washing machine and cooker, two uPVC double glazed windows to side opening to lobby with door to rear garden and further sliding door to:

WC

Fitted with a two piece comprising, a pedestal wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to side.

First Floor

Landing

UPVC double glazed window to side, doors to:

Bedroom 1 3.82m (12'6")max x 3.29m (10'10")max

UPVC double glazed window to front, single radiator.

Bedroom 2 3.29m (10'10") x 3.21m (10'6")

UPVC double glazed window to rear, single radiator.

Bedroom 3 2.48m (8'2") x 2.28m (7'6")

UPVC double glazed window to front, 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, single radiator, uPVC frosted double glazed window to side.

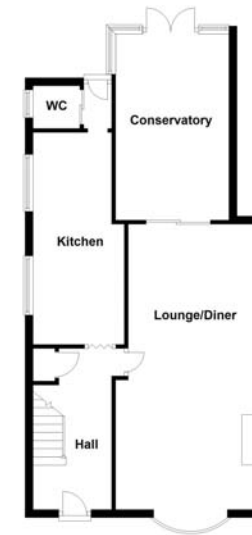
Outside

The front of the property is mainly laid to paved allowing for off road parking, side gate. Enclosed rear garden mainly laid to lawn with a patio area and a mixture of shrubs and bushes to border.

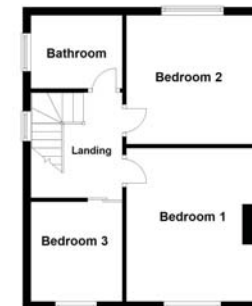
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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