

Oakdale Avenue, Stanground, Peterborough PE2 8TQ



Lounge



Kitchen



Dining Area



Garden



Rear Aspect



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



Well presented, three bedroom family home in Stanground.

**Oakdale Avenue, Stanground, Peterborough PE2 8TQ**

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- SPACIOUS ACCOMODATION
- GARAGE & PARKING
- WELL PRESENTED

**£215,000**



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[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

## Ground Floor

### Hallway

Entrance door, storage cupboard, radiator, stairs to first floor, door to:

### Lounge

4.26m (14') x 3.94m (12'11")  
UPVC double glazed bow window to front, feature fireplace, radiator, laminate flooring, telephone point, TV point, coving to ceiling.

### Bedroom 3

3.17m (10'5") x 3.17m (10'5")  
UPVC double glazed window to front, fitted storage cupboard, radiator, laminate flooring, coving to ceiling.

### Kitchen

5.26m (17'3") max x 7.15m (23'5") max narrowing to 2.68m  
Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, wall mounted gas radiator heating boiler, built-in dishwasher, space for fridge, washing machine and cooker, two radiators, tiled flooring, coving to ceiling, uPVC double glazed double doors to garden, door to garage.

### Bathroom

Fitted with three piece suite comprising bath with shower over, W.C and wash hand basin, full height tiling to all walls, extractor fan, radiator, tiled flooring, velux window.

### Garage

5.9m x 2.46m  
With power and light connected, radiator, two Up and over doors to both front and rear.

## First Floor

### Landing

Access to loft, door to:

### Bedroom 1

3.34m (10'10") x 3.22m (10'6")  
UPVC double glazed window to side, radiator, laminate flooring, Air conditioning unit.

### Bedroom 2

3.34m (10'10") x 2.69m (8'9") max  
UPVC double glazed window to rear, radiator, laminate flooring, Air conditioning unit, storage cupboard.

### Outside

The property benefits from driveway parking leading to garage. Lawned front garden. Enclosed rear garden which is mainly laid to lawn with flower beds and patio area, garden lights and garden tap, outside power points to both the front and the rear of the property.

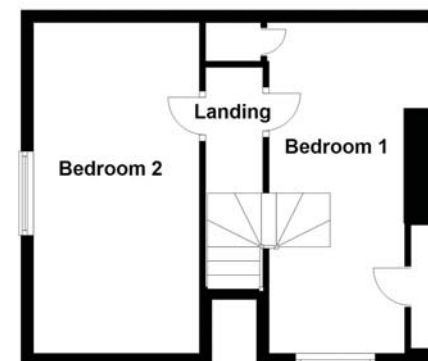
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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