

Ridgeway, Stanground, Peterborough, PE2 8HQ.



Lounge



Kitchen



Dining Room



Bedroom



Enclosed Rear Garden



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.

Ridgeway, Stanground, Peterborough, PE2 8HQ.

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

**£234,995**



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Ref: 1550

www.harrisonroseproperty.com

## Ground Floor

### Hall

Entrance door, built-in storage cupboard, single radiator, telephone point, staircase to first floor landing, door to:

**Lounge** 4.84m (15'10") x 3.77m (12'5")

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

**Dining Room** 3.02m (9'11") x 2.79m (9'2")

Radiator, coving to ceiling, uPVC double glazed double doors to garden, door to:

**Kitchen** 6.71m (22') x 2.72m (8'11")

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and mixer tap, under-unit, built-in fridge, dishwasher and washing machine, built-in double oven, built-in four ring electric hob with extractor hood, access to gas boiler, uPVC double glazed window to rear and side.

## First Floor

### Landing

UPVC double glazed window to side, single radiator, coving to ceiling, built-in storage cupboard, doors to:

**Bedroom 1** 3.73m (12'3") x 3.02m (9'11")

UPVC double glazed window to front, single radiator, TV point, coving to ceiling, built-in wardrobes.

**Bedroom 2** 3.59m (11'9") x 2.72m (8'11")

UPVC double glazed window to rear, single radiator, TV point, coving to ceiling.

**Bedroom 3** 2.79m (9'2") x 2.64m (8'8") max

UPVC double glazed window to front, access to loft, single radiator, TV point.

### Bathroom

Re-fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and low-level WC, tiled surround, full height tiling to all walls, extractor fan, frosted uPVC double glazed window to rear, single radiator.

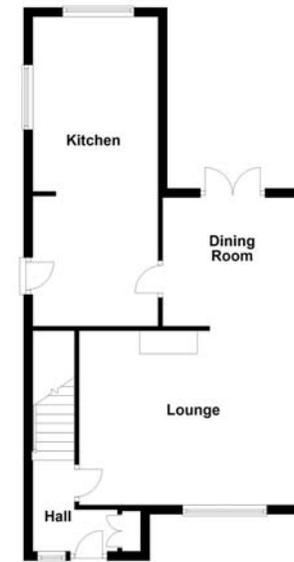
### Outside

The front of the property is mainly laid to paved allowing for ample off road parking, access to garage via an up and over door with access to power and lighting. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border.

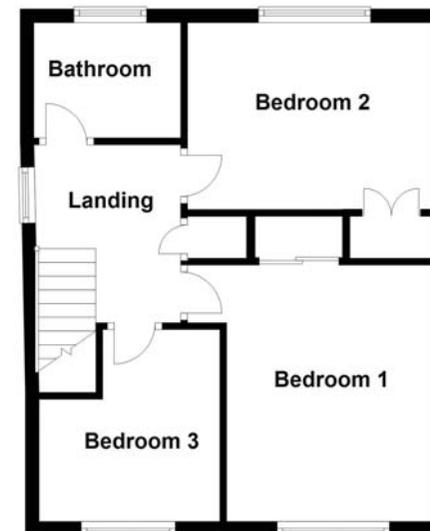
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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