

Southfields Avenue, Stanground, PE2 8RY.



Lounge



Dining Room



Kitchen



Bedroom



Garden

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

Energy Performance Certificate

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Well presented semi-detached family home in Stanground.

Southfields Avenue, Stanground, PE2 8RY.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- DINING ROOM
- GAS HEATING
- OFF ROAD PARKING

£229,995



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1141

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

### Hall

Front entrance door, two uPVC double glazed windows to front, single radiator, telephone point, stairs leading to the first floor landing, under stair storage cupboard, door leading to:

**Dining Room** 3.60m (11'10") x 3.35m (11')

UPVC double glazed bow window to front, single radiator, TV point, coving to ceiling, open plan design leading to:

**Lounge** 3.60m (11'10") x 3.36m (11')

Single radiator, TV point, coving to ceiling, fireplace, double doors leading to the garden.

**Kitchen** 2.22m (7'4") x 5.28m (17'4") max

Fitted with a matching range of base and eye level units with worktop space over cupboards and drawers, stainless steel sink with mixer tap, tiled surround, space for fridge/freezer, dishwasher, washing machine and tumble dryer, built-in electric oven, electric hob with extractor hood over, two uPVC double glazed windows to side, single radiator, tiled flooring, coving to ceiling, ceiling lights, gas boiler, door leading outside.

## First Floor

### Landing

UPVC double glazed window to side, built in storage cupboard, door leading to:

**Bedroom 1** 3.81m (12'6") x 3.40m (11'2")

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

**Bedroom 2** 3.40m (11'2") x 3.20m (10'6")

UPVC double glazed window to rear, single radiator, laminate flooring.

**Bedroom 3** 2.52m (8'3") x 2.26m (7'5")

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

### Bathroom

Currently undergoing renovation, further description to follow.

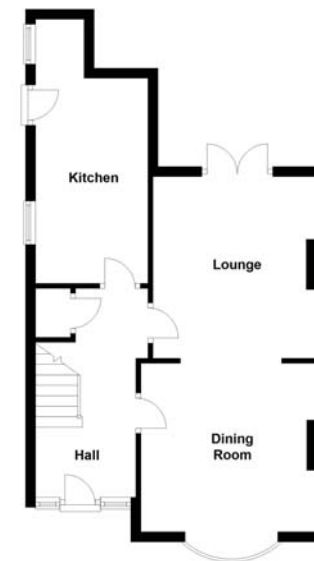
### Outside

The front of the property is block paved, allowing for ample off road parking, side gate leading to the rear. Enclosed rear garden, comprising a patio area leading to lawn. Two outside brick store sheds and a wooden shed with electric and power connected. Measuring at approximately 18'12".

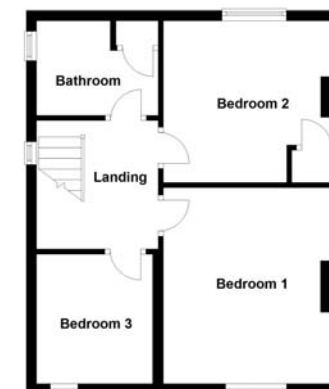
Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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