

Woodhurst Road, Stanground, Peterborough, PE2 8PQ.



Kitchen



Lounge



Dining room



Bedroom One



Garden

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Not energy efficient - higher running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)		Very environmentally friendly - lower CO ₂ emissions A (5-10) B (11-15) C (16-20) D (21-25) E (26-30) F (31-35) G (36-40)	
	77		46
53			
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC		Not environmentally friendly - higher CO ₂ emissions 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



Presenting a three bedroom chalet bungalow in Stanground.
 Woodhurst Road, Stanground, Peterborough, PE2 8PQ.

- CHALET BUNGALOW
- DINING ROOM
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN

£195,000



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Ground Floor

Hall

UPVC double glazed window to front, single radiator, stairs leading to the first floor landing, door to:

Lounge 3.72m (12'2") x 3.42m (11'3")

Fireplace, laminate flooring, TV point, uPVC double glazed window to rear.

Dining Room 3.00m (9'10") x 2.75m (9')

Single radiator, telephone point, sliding doors leading to garden, archway leading to the kitchen.

Kitchen 5.15m (16'11") x 1.91m (6'3")

Fitted with a matching range of base and eye level units cupboards and drawers, 1+1/2 bowl sink, space for fridge/freezer, washing machine and cooker, uPVC double glazed window to side and front, single radiator, textured ceiling, gas boiler, door leading to the side of the property.

First Floor

Landing

Access to storage cupboard and loft door leading to:

Bedroom 1 3.52m (11'7") x 3.81m (12'6")max

UPVC double glazed window to front, single radiator, laminate flooring, textured ceiling, storage cupboard.

Bedroom 2 3.35m (11')max x 2.59m (8'6")max

UPVC double glazed window to rear, single radiator, laminate flooring, textured ceiling, storage cupboard.

Bedroom 3 3.82m (12'6") x 1.91m (6'3")

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

Bathroom

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

Outside

The front of the property provides off road parking, lawn located to the side, access to the garage, mixed plants and trees, side path leading to the rear. Enclosed rear garden, lawn and patio area, mixed bushes, garden tap.

Garage 4.43m (14'7") x 2.34m (7'8")

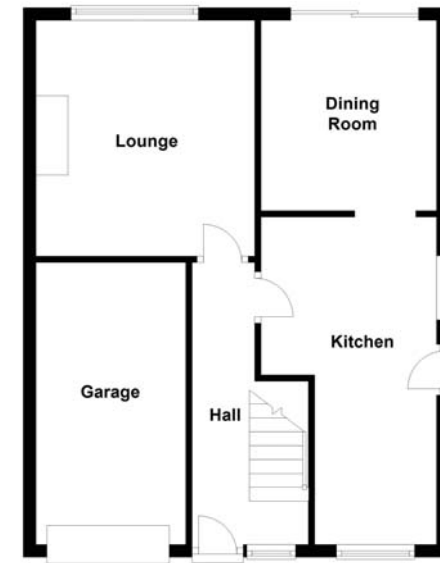
Electric up and over door.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



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