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England & Wales	
Energy Efficiency Rating	Current
A	84
B	81
C	69
D	
E	
F	
G	

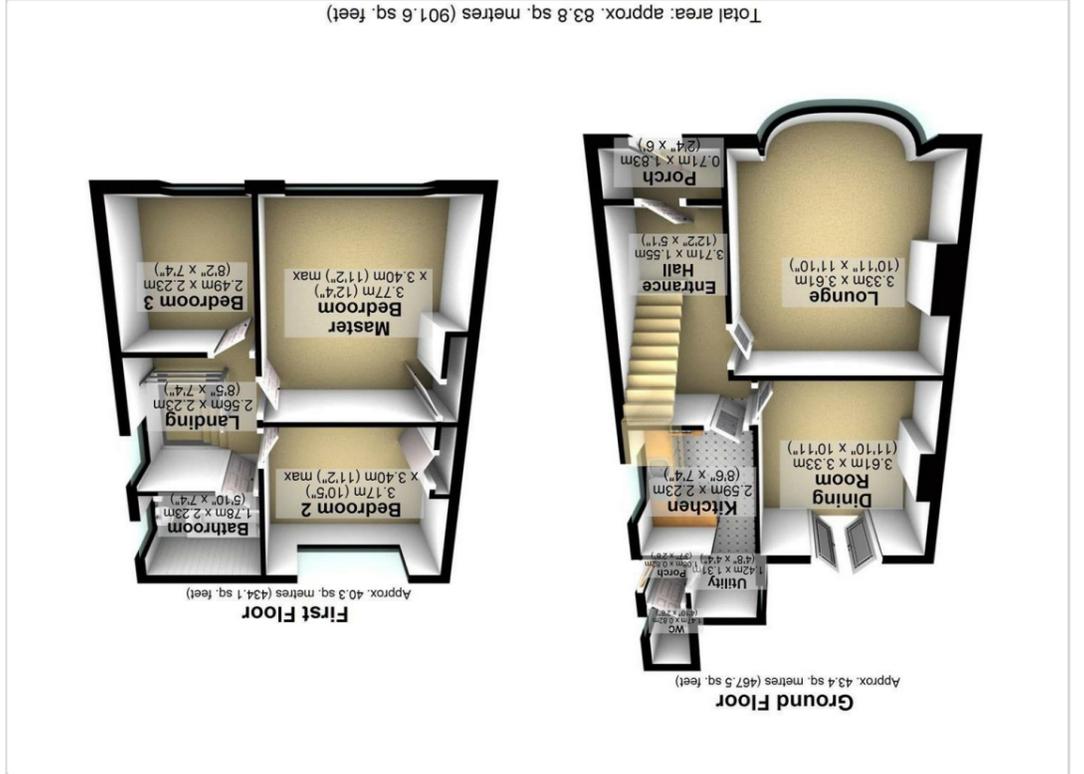
Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Floor Plan



49 St. George Avenue
Stanground, Peterborough, PE2 8QG

£280,000



49 St. George Avenue

Stanground, Peterborough, PE2 8QG

Offered with No Forward Chain!

City & County are excited to present this fantastic THREE BEDROOM SEMI-DETACHED family home located in Stanground, benefiting from being within walking distance to local amenities, local schooling, and transport links onto the A1. The property benefits from uPVC double glazing and gas central heating throughout. This home has also been refurbished from top to bottom and has huge potential to extend on the side and rear subject to planning permission.

The property leads through into a spacious entrance hall, with two reception rooms, where one could potentially be used as a further bedroom/office. The lounge has a lovely bay fronted window, and the dining room has French doors that lead into the garden. To the rear is a refitted kitchen which has an array of work surfaces, cupboard storage, integrated oven, and a gas hob with extractor fan over, and space for a fridge freezer, there is also a rear porch leading to the utility room and cloakroom. Upstairs there are three good sized bedrooms and the family bathroom with a three-piece suite comprising, wash hand basin, w/c and bath with shower over. Outside the driveway provides off-road parking for two vehicles to the rear, with gated side access to the front which offers a beautiful, low maintenance garden which is mainly laid to lawn, and is enclosed via a large hedge and front wall. Please contact the office to arrange your viewing today!

Porch

2'4" x 6'0"



Entrance Hall
12'2" x 5'1"

Lounge
10'11" x 11'10"

Dining Room
11'10" x 10'11"

Kitchen
8'6" x 7'4"

Utility
4'8" x 4'4"

Porch
3'7" x 2'8"

WC
4'10" x 2'8"

Landing
8'5" x 7'4"

Master Bedroom
12'4" x 11'2"

Bedroom Two
10'5" x 11'2"

Bedroom Three
8'2" x 7'4"

Bathroom
5'10" x 7'4"

EPC: C

Tenure: Freehold

DRAFT DETAILS AWAITING VENDORS APPROVAL

