

LEAN TO

HALLWAY

KITCHEN

LIVING ROOM

BEDROOM 1

BEDROOM 2

SHOWER ROOM

KITCHEN



Woodcock Holmes
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the logal title of the property. Buyers not obtain such verification from their solicitors.

2 Thurning Avenue
Stanground, Peterborough, PE2 8QW
£230,000



2 Thurning Avenue

Stanground, Peterborough

PE2 8QW

Two-bed semi-detached bungalow in Stanground with no chain. Corner plot, parking, garage, modern kitchen, private garden, and great transport links.

- NO FORWARD CHAIN
- SEMI-DETACHED BUNGALOW
- TWO BEDROOMS
- OFF ROAD PARKING
- SINGLE GARAGE
- PRIVATE ENCLOSED GARDEN
- POPULAR STANGROUND LOCATION
- UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- CALL OUR OFFICE TO VIEW

Viewings: By appointment

£230,000

- LEAN TO**
Double wooden doors to front, polycarbonate roof, access to hall, garage and rear garden.

HALLWAY
UPVC door to side, laminate flooring, radiator, airing cupboard.

KITCHEN
10'9" x 7'7"
UPVC double glazed window to front, fitted kitchen with a matching range of base and eye level units, fitted worktops, splashback tiles behind, space for appliances, fitted oven and grill, fitted sink drainer.

LIVING ROOM
17'8" x 9'11"
UPVC double glazed window to front, laminate flooring, radiator.

BEDROOM 1
13'7" x 8'11"
UPVC double glazed window to rear, laminate flooring, radiator.

BEDROOM 2
10'7" x 8'8"
UPVC double glazed window to rear, laminate flooring, radiator.

SHOWER ROOM
6'7" x 5'6"
Obscure uPVC double glazed window to side, three piece suite with WC and wash hand basin in vanity unit, shower cubicle, tiled surround.

GARAGE
Up and over door to front, side door leading into the garden.





- OUTSIDE**
The front of the property features off road parking. To the rear, the property boasts a private and enclosed garden, thoughtfully designed for easy maintenance and laid with stylish patio—perfect for entertaining. There is side access to a single garage, as well as a useful store room located behind the garage and accessible from the garden.

TENURE
Freehold.

SERVICES
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

MARKETING INFORMATION
Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. All descriptions, dimensions, warranties, reference to condition or presentation or indeed permissions for usage and occupation should be checked and verified by yourself or any appointed third party, advisor or conveyancer.
None of the appliances, services or equipment described or shown have been tested.

INVESTMENT INFORMATION
If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

| Energy Efficiency Rating | | |
|---|-----------|--|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 68 | 92 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | 67 | 91 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
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