



ENTRANCE HALL

CLOAKROOM

LIVING ROOM

UTILITY ROOM

KITCHEN DINER

CONSERVATORY

FIRST FLOOR LANDING

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

OUTBUILDING

LEAN-TO



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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.

69 South Street
 Stanground, Peterborough, PE2 8EY
£270,000



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Stanground, Peterborough

PE2 8EY

An ideal family home, this spacious and well-presented three-bedroom semi-detached property is located in the popular area of Stanground and is offered with no forward chain. Featuring generous living space, extensive off-road parking and a private garden with a substantial powered outbuilding.

- AVAILABLE WITH NO FORWARD CHAIN
- VERSATILE OUTBUILDING SPACE WITH ELECTRIC
- EASY ACCESS TO LOCAL AMENITIES
- PRIVATE ENCLOSED REAR GARDEN
- OFF ROAD PARKING TO THE FRONT
- CONSERVATORY TO THE REAR OF THE HOME
- UPVC DOUBLE GLAZED AND GAS CENTRAL HEATING
- SPACIOUS KITCHEN DINER
- SEPARATE UTILIT ROOM AND TWO-PIECE CLOAKROOM
- IDEAL LONG TERM FAMILY HOME

Viewings: By appointment

£270,000

ENTRANCE HALL
15'3" x 6'2"
Door to front, laminate flooring, radiator, stairs to the first floor with small store cupboard under, access to:

CLOAKROOM
Two-piece suite with WC and wash hand basin, radiator.

LIVING ROOM
11'9" x 11'2"
UPVC double glazed bay window to front, fitted carpet, feature fireplace, radiator.

UTILITY ROOM
9'8" x 6'4"
UPVC double glazed door to side, UPVC double glazed window to rear and side, fitted base level units with worktop above and fitted sink.

KITCHEN DINER
13'4" x 11'2"
UPVC double glazed doors to conservatory, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted oven, four ring hob, splashback guard, extractor fan, fitted sink, space for appliances, radiator, space for dining furniture, tiled flooring.

CONSERVATORY
10'6" x 17'11"
Brick base built, uPVC double glazed window to rear and side, uPVC double glazed doors to side leading to the garden, tiled flooring, x2 radiator.

FIRST FLOOR LANDING
Window to side, fitted carpet, access to:

BEDROOM 1
UPVC double glazed window to rear, fitted carpet, radiator, storage cupboard, loft access:

BEDROOM 2
11'8" x 11'2"
UPVC double glazed window to front, fitted carpet, radiator.

BEDROOM 3
8'2" x 6'3"
UPVC double glazed window to front, fitted carpet, radiator.

BATHROOM
7'2" x 6'3"
Obscure uPVC double glazed window to rear, three piece suite with WC, wash hand basin, bath, fully tiled surround, radiator.

OUTSIDE
Block paved driveway to front with parking for two/three vehicles. Access to the side of the property via secure doors into the lean-to/carport area leading down the side of the home to the rear garden space. The rear garden is enclosed by timber fencing, mainly laid to lawn. There is a brick built outbuilding approx 26'6" x 7'8" (8.08m x 2.34m) with uPVC door to front, uPVC window to front and side, electric connected, fully plastered.

COUNCIL TAX/TENURE/EPC
Tenure (freehold), council tax band (B), and EPC rating (D) details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES
Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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