



50 Newark Avenue
PE1 4NS
£325,000



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Offering no onward chain is this attractive & well presented, charming semi-detached family home, which is situated on Newark Avenue, Peterborough. This delightful property boasts a warm and inviting atmosphere with its well-maintained character features and cozy layout. Ideally situated the property lies within close proximity to local amenities, nearby schools, and centrally located nearby to, local transport links, and in brief the property comprises.

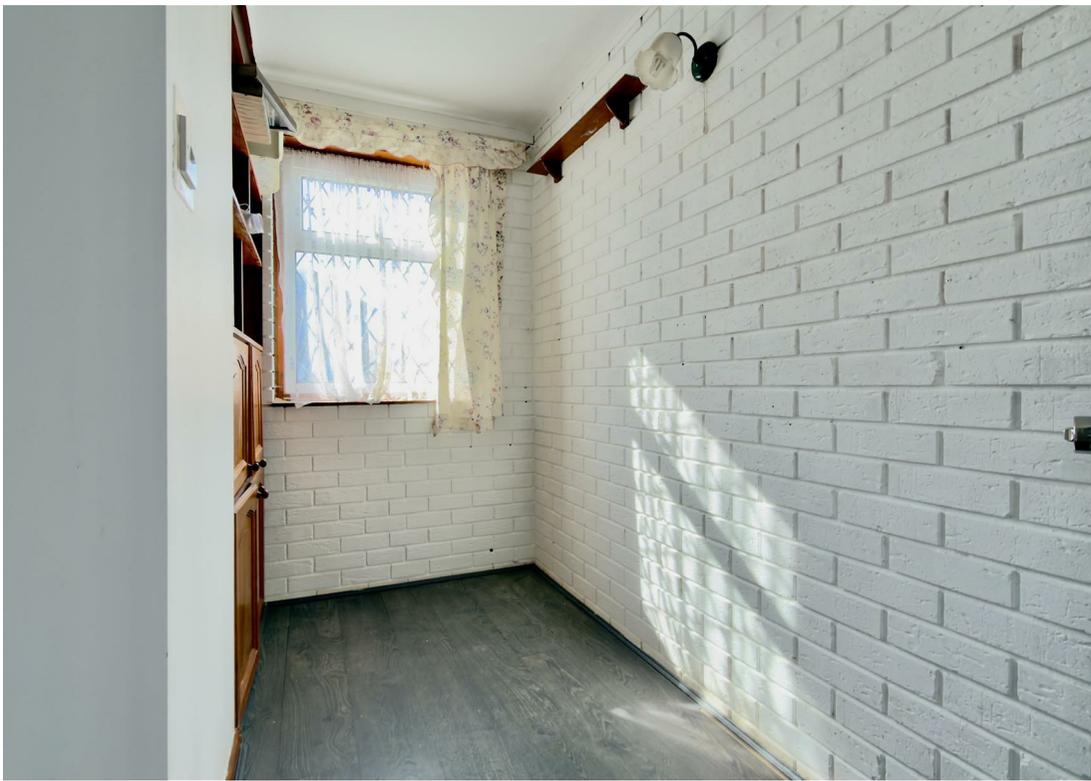
Step through the front door into the entrance hall, providing access to the spacious hallway entrance, benefitting from a decent size understairs storage cupboard, laminate flooring and stairs leading to the first floor. The ground floor offers a spacious lounge area with a feature inset electric fireplace and double glazed leaded light window to the front, from here, open plan aspect into the dining area, with sliding patio door leading into the sun lounge with further patio doors into the rear garden. To the rear of the hall, leads into the kitchen space with an ample range of wall & floor level units with an inset one & half bowl stainless steel sink unit with mixer tap with storage under, space is also available for a cooker, and washing machine, various windows to the rear and side aspects, from here into the rear porch with door leading out into the rear garden. Finishing off the ground floor is a useful snug area to the front with laminate flooring with double glazed leaded light window to the front, with door leading into a two piece re-fitted cloakroom.

Upstairs, you'll find two large comfortable bedrooms and a single bedroom and a three piece family bathroom.

Outside, with the front being newly laid, with a block paved frontage which provides ample parking, gated access to the side leads round into the rear garden. An enclosed rear garden with a variety of plants and shrubs, block paved patio seating area.

Tenure: Freehold
Council Tax Band: C





Entrance Hall:

Lounge Area:
12'2" x 11'9" max (3.73m x 3.60m max)

Dining Area:
10'10" x 11'0" (3.32m x 3.36m)

Sun Lounge:
6'1" x 9'4" (1.86m x 2.86m)

Kitchen:
14'5" x 7'2" max narrowing to 6'5"
(4.40m x 2.19m max narrowing to
1.97m)

Rear Porch:

Snug:
8'6" x 5'0" (2.60m x 1.54m)

Cloakroom:

First Floor & Landing:

Bedroom 1:
12'3" x 11'2" max (3.75m x 3.41m max)

Bedroom 2:
10'11" x 11'0" (3.34m x 3.37m)

Bedroom 3:
7'9" x 6'6" (2.37m x 2.00m)

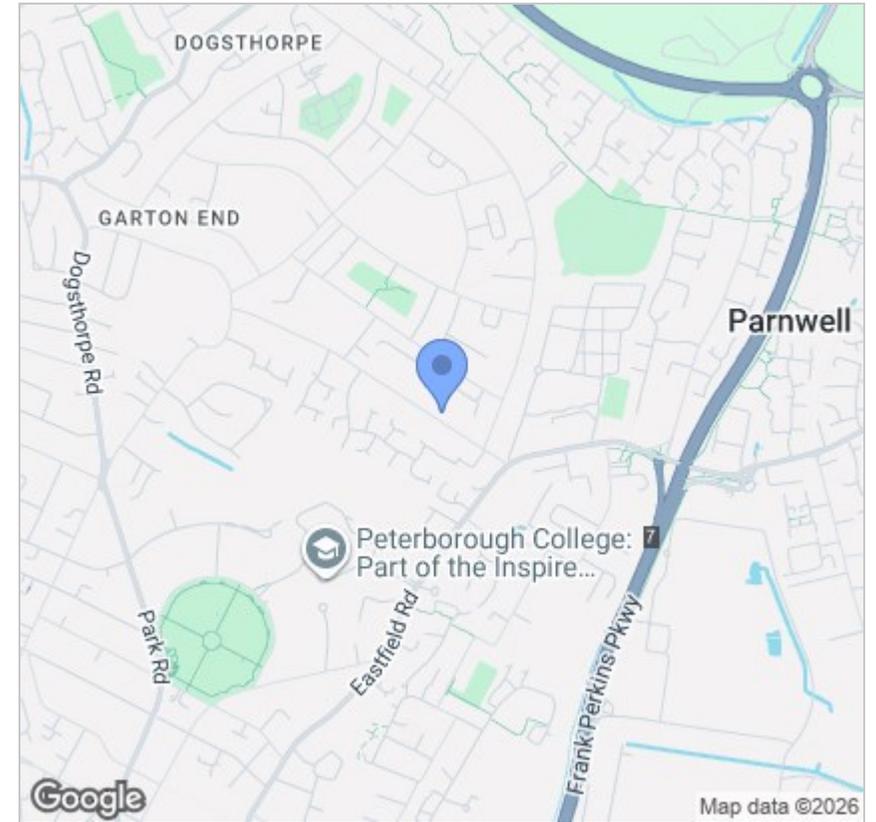
Family Bathroom:



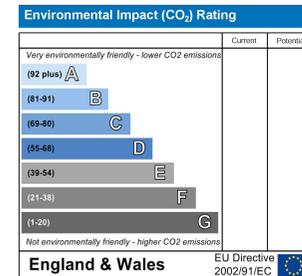
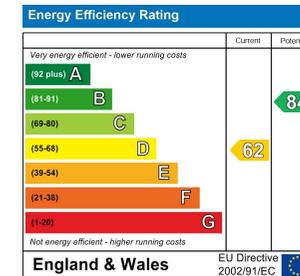
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Peterborough Office on 01733 834727 if you wish to arrange a viewing appointment for this property or require further information.

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