

RESIDENTIAL SALES  
LETTINGS & PROPERTY  
MANAGEMENT

# COWLING & PAYNE



Newark Avenue, Peterborough  
Offers In Excess Of £325,000



**\*\* GUIDE PRICE £325,000 - £350,000 \*\*** Welcome to this charming detached property that's just waiting for someone with a vision to unleash its full potential. Currently, it's a diamond in the rough, needing a bit of modernising to transform it into the perfect family home.

The property boasts a generous layout with two spacious reception rooms. These rooms are just waiting for you to put your stamp on them; whether you envisage a cosy lounge for family movie nights, or a sophisticated space for entertaining guests, the possibilities are endless.

The home features a practical kitchen that can become the heart of the home with a little updating. Picture yourself creating culinary masterpieces in a kitchen designed to your exact specifications.

Accommodation comprises three good-sized bedrooms, offering plenty of space for a growing family or for setting up a home office. There's also a family bathroom that, while functional, provides a great opportunity for you to design your ideal relaxation space.

The property's exterior is equally as promising, with a garage and off-street parking. There's even potential for extensions, subject to planning permission, so you can truly make this property your own.

This home is on the market for sale and is ready and waiting for someone to see beyond its current condition to the incredible potential it holds. Whether you're a first-time buyer with a flair for DIY, or a seasoned property developer looking for your next project, this property offers a fantastic opportunity to create a beautiful home tailored to your tastes and needs.

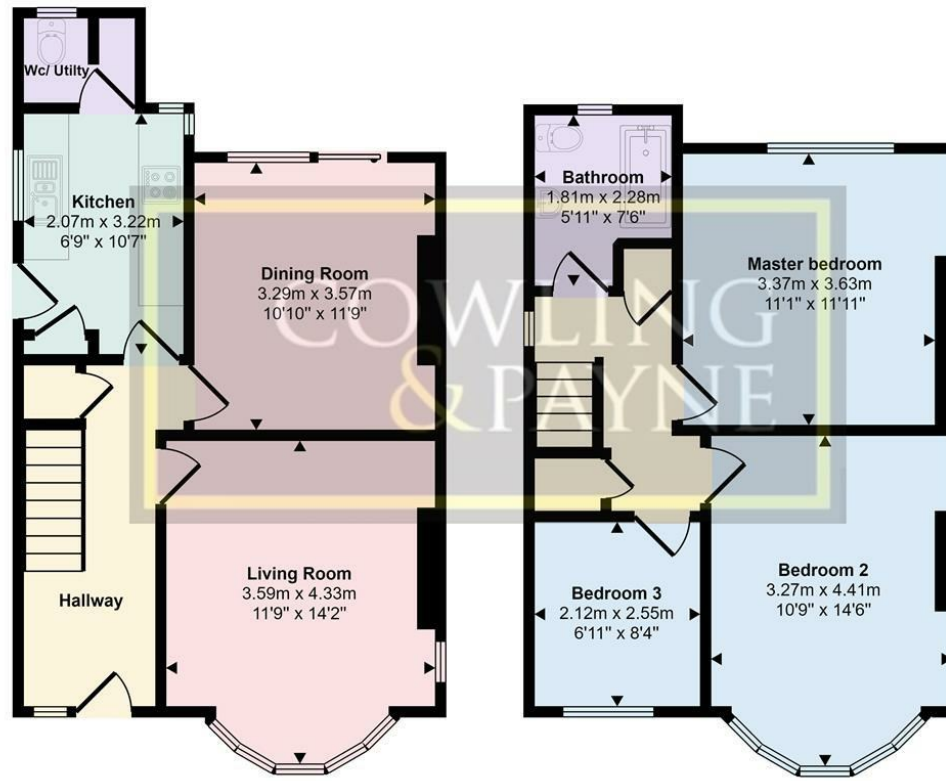
Don't miss out on the chance to breathe new life into this lovely property and turn it into the home of your dreams.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Internal Area  
88 sq m / 952 sq ft



Ground Floor  
Approx 45 sq m / 483 sq ft

First Floor  
Approx 44 sq m / 469 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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