



Offers in the region of £245,000  
St. James Avenue, PE1



 3  
Bedrooms

 1  
Bathroom

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Charming 3 BEDROOM house for sale located in PE1. This property is perfect for **FIRST TIME BUYERS** or **GROWING FAMILIES** due to its large living area, garden and kitchen. The front of the house also has a driveway which can park at least 2 cars. Don't miss out on this property!

## **\*\*Charming 3-Bedroom Home in PEI – Perfect for First-Time Buyers and Growing Families\*\***

Welcome to this delightful 3-bedroom house located in the sought-after PEI area, ideal for first-time buyers and families looking to expand. As you step inside, you'll be greeted by a warm and inviting open plan living area that seamlessly connects the spaces, perfect for family gatherings and entertaining guests.

The spacious kitchen is a standout feature, providing ample room for culinary creativity, complete with a door leading to a downstairs WC and another leading to an outbuilding that offers additional versatility and possibilities. From the kitchen, you can easily access the generous garden, a wonderful outdoor space for children to play or for hosting summer barbecues.

On the upper floor, you'll find a family bathroom that caters to all your needs, along with three well-proportioned bedrooms. One of the bedrooms even includes built-in storage, ensuring you have plenty of space for all your belongings.

The exterior of the property adds to its appeal, boasting a driveway that accommodates at least two cars, along with additional on-road parking options for guests and visitors.

This lovely home combines comfort and practicality, making it the perfect choice for those starting their homeownership journey or looking to settle down in a vibrant community. Don't miss out on this opportunity to make it your own!

### **Entrance Hall**

Entrance into the living area and kitchen.

### **Lounge** *3.96m x 3.85m (13' x 12' 8")*

Spacious open plan lounge with double glazed window to the front, radiator and fireplace.

### **Kitchen - Diner** *4.82m x 2.59m (15' 10" x 8' 6")*

Large kitchen with matching base and wall units. Built in appliances. Double glazed window to rear. Doors to WC and outbuilding;

### **Downstairs WC**

Wc, window to rear.

### **Outbuilding** *7.30m x 3.30m (23' 11" x 10' 10")*

Generous sized outbuilding perfect for storage or an outside living area. Windows all around, door to garden.

## **First Floor Landing**

Doors to;

## **Family Bathroom**

4 piece bathroom suite comprising of a WC, bath with a shower head, hand wash basin, and a bidet. Double glazed window to rear.

## **Bedroom 1** *3.34m x 2.60m (10' 11" x 8' 6")*

Double glazed window to rear, radiator.

## **Bedroom 2** *3.97m x 3.16m (13' x 10' 4")*

Built in storage, double glazed window to front, radiator.

## **Bedroom 3** *2.11m x 2.76m (6' 11" x 9' 1")*

Window to front, radiator and boiler.

## **Outside**

Large garden, greenhouse and a shed at the back.

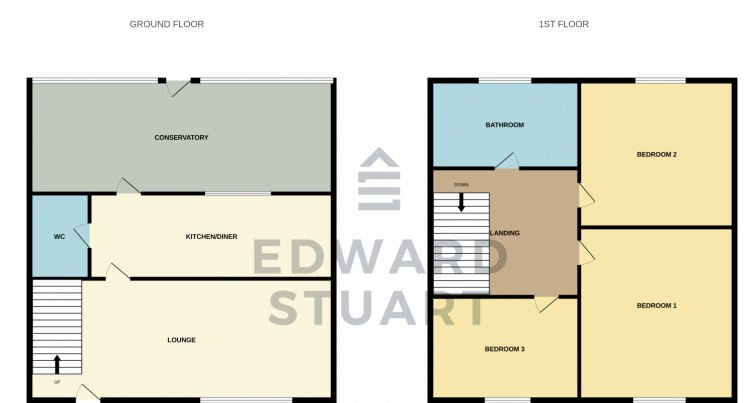
## **Parking**

Driveway, with space for at least 2 cars. Road parking is available too.



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## St. James Avenue, PE1



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and appliances shown have not been tested and no guarantee is given for their condition or whether they are given.  
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