



**EDWARD
STUART**
ESTATE AGENTS

2 bedroom Ground Floor Flat for sale - £130,000

Tinus Avenue, Peterborough, PE7 8HZ





Ideal FIRST TIME BUY or INVESTMENT - GROUND FLOOR APARTMENT with a GARAGE requiring an update. This 2 bedroom ground floor apartment has an Entrance Hall, LOUNGE/DINER, 2 double bedrooms and Bathroom. There is allocated Parking and GARAGE to rear. No forward chain.



**2 BEDROOM
GROUND FLOOR
APARTMENT**

NO CHAIN



**GARAGE AND
ALLOCATED
PARKING**

**LOUNGE/DINER
AND KITCHEN**

**MODERNISATION
REQUIRED**





Entrance Hall

With doors to all rooms - storage cupboard.

Lounge

15' 0" x 11' 10" (4.57m x 3.60m)

UPVC Double glazed window to front and electric heater.

Kitchen

9' 7" x 6' 1" (2.92m x 1.85m)

Fitted with a range of wall and base units with work surfaces over, sink with drainer, part tiled walls, built in oven with hob and extractor above, space for appliances and UPVC double glazed window to rear.

Bedroom 1

10' 10" x 10' 3" (3.30m x 3.12m)

UPVC Double glazed window to front and electric heater.

Bedroom 2

10' 2" x 6' 7" (3.10m x 2.01m)

UPVC Double glazed window to rear and electric heater.

Bathroom

Fitted bath with mixer tap, WC and wash hand basin, part tiled walls, extractor fan and UPVC double glazed frosted window to rear.

Outside

There is a single garage in a block with up and over door.
There is off road parking in front of garage.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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