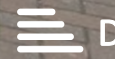




15 Newark Avenue

PE1 4NH

Offers in excess of £260,000



## 15 Newark Avenue

PE1 4NH

In brief the property comprises, an arched covered porchway with main front entrance door with feature-stained glass door with leaded light side panels leading to the entrance hall with an under stairs, two-piece cloakroom with window to side aspect, from the hallway into a spacious lounge & dining areas, with the lounge having a bay window to the front aspect, with feature surround fireplace, with the dining area benefitting from PVCu double glazed door leading out into the rear garden. Finishing off the ground floor accommodation is a re-fitted kitchen, comprising of a range of wall and floor level units, with a single drainer sink unit with mixer tap, with integrated dishwasher & washing machine and a built-in double oven with inset electric hob from the kitchen, side door provides access to both front aspect and an enclosed rear garden. On the first floor, access to three good sized bedrooms and a large family four-piece bathroom suite. Outside to the rear of the property is a good sized enclosed rear garden laid to lawn with a range of mature flower and shrub borders with garden shed, with an elevated timber decking seating area overlooking the garden. To the front of the property, bloc paved driveway provides an off-road parking area, with gated access to the side leading to the rear garden.

Property Information:

Tenure: Freehold  
Council Tax Band: C





Entrance Porch:

Hallway:

Cloakroom:

Lounge: 3.63m plus bay x 3.68m max  
(11'11" x 12'1")

Dining Area: 4.25m max x 3.33m  
(13'11" x 11')



Kitchen: 4.65m x 2.22m  
(15'3" x 7'3")

First Floor & Landing:

Bedroom 1: 3.64m plus bay x 3.40m  
max (11'11" x 11'2")

Bedroom 2: 3.64m x 3.34m  
(11'11" x 10'11")

Bedroom 3: 2.38m x 2.12m  
(7'10" x 6'11")

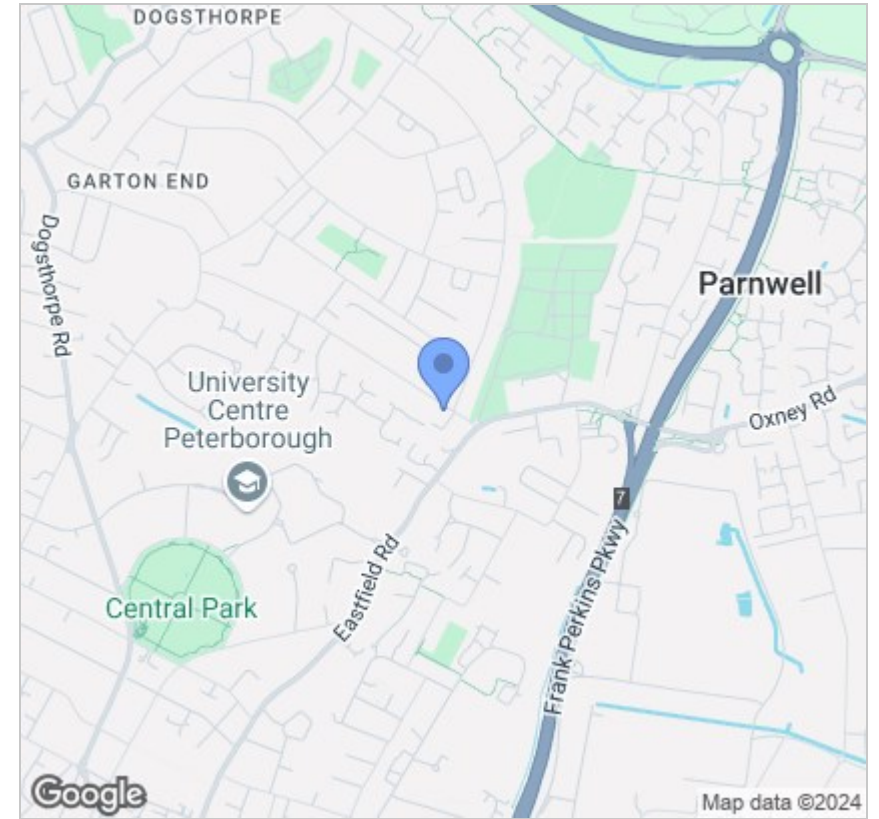
Family Bathroom:



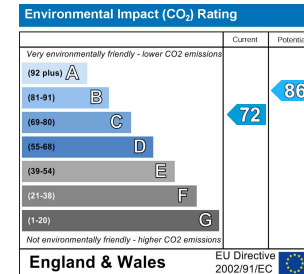
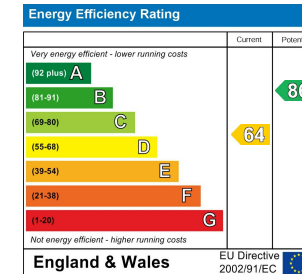
## Floor Plan



## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Firmin & Co.**  
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