



37 Grange Avenue

PE1 4HH

£295,000



# 37 Grange Avenue

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Situated in a popular location close to local amenities, schools, and transport links nearby, also with convenient access to the City Centre and town park is this established detached family home. Benefitting from no upward chain, a detached single garage and replacement windows and doors, and in brief the property comprises.

Arched covered porchway with double doors leading into a small porch with further part glazed door leading into the main hallway, with stairs leading to the first floor and a understairs cloakroom which comprises of a two piece suite. Off the hallway, glazed door leads into a good size lounge area with bay window to the front aspect with window seat under, and a fireplace surround housing gas fire, from here, leads into a generous sized dining room with patio doors leading out into the conservatory, with tiled flooring and PVCu double glazed, double doors leading out onto a large, paved patio area. Finishing off the ground floor is a kitchen/breakfast room, fitted with wall and floor level units with worktop surfaces with tiled splashbacks, stainless steel double drainer sink unit overlooks the rear garden with further storage under, and matching breakfast bar, with dual aspect windows, plumbing for both washing machine and a dishwasher and space for a cooker and fridge/freezer, door to the aspect provides access to the driveway.

On the first floor, access to three good sized bedrooms, with the main bedroom itself, benefitting from fitted wardrobes, vanity unit with drawer units under, and a bay window to the front, lastly, a three-piece family bathroom suite comprising of a panelled bath, pedestal wash hand basin and WC finishes off the first floor accommodation.

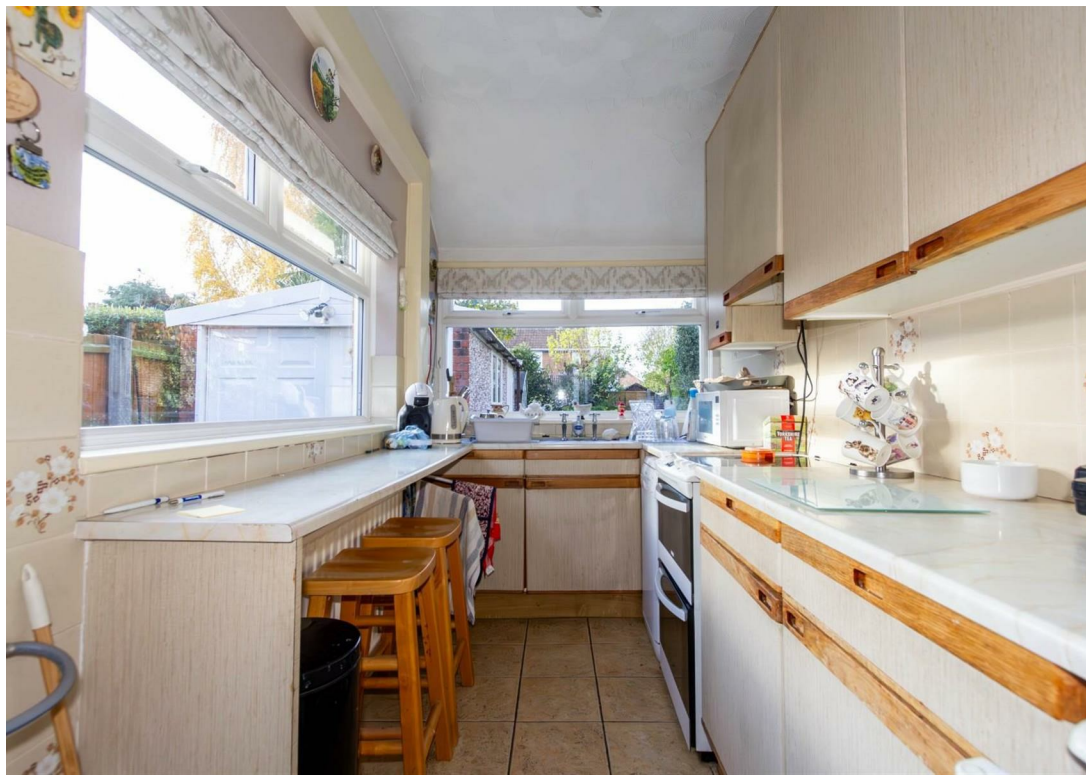
Outside to the front, driveway to the side providing ample parking with gated access leading to further parking which in turns leads to a single garage with power & light connected.

To the rear, an established enclosed rear garden, with a large, paved patio area, lawn garden to the rear with a range of mature flower and shrub borders and a garden shed.

### Property Information:

Tenure: Freehold

Council Tax Band: C





Front Porch:

Entrance Hall:

Downstairs Cloakroom:

Lounge:  
11'11" plus bay x 12'0" max (3.64m plus bay x 3.67m max)

Dining Area:  
11'11" x 12'0" max (3.65m x 3.67m max)

Conservatory:  
8'8" max x 11'6" max (2.66m max x 3.53m max)

Kitchen/Breakfast Room  
17'6" x 6'0" (5.34m x 1.83m)

First Floor & Landing:

Bedroom 1:  
13'6" x 8'4" to wardrobe (4.13m x 2.56m to wardrobe)

Bedroom 2:  
11'11" x 10'10" max (3.65m x 3.31m max)

Bedroom 3:  
7'1" x 7'1" (2.17m x 2.17m)

Family Bathroom:

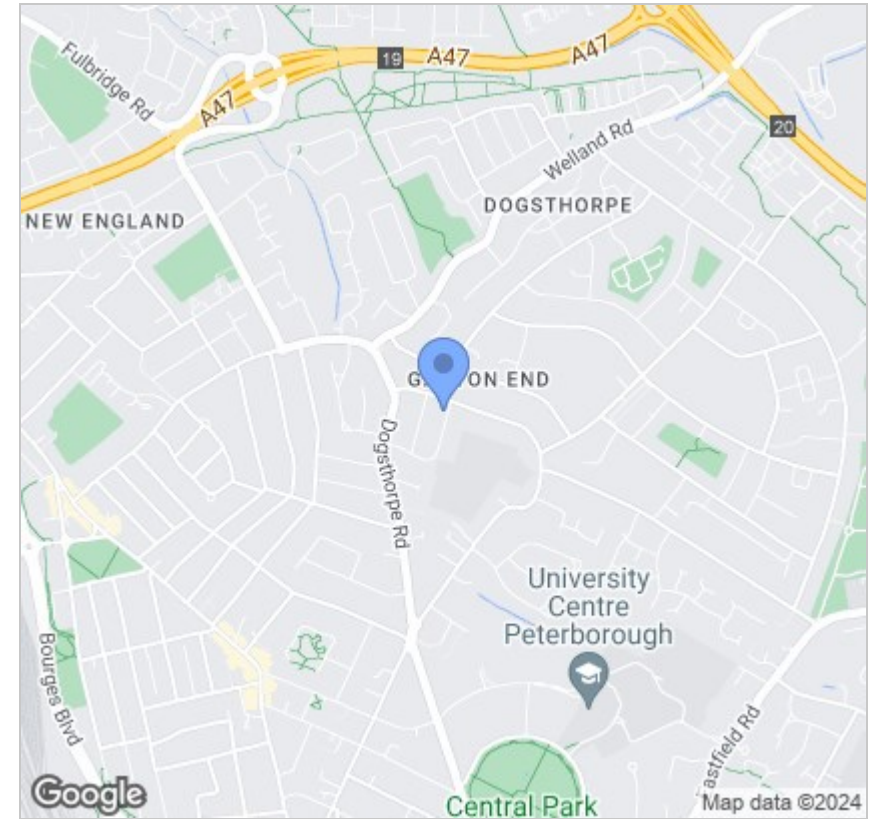
Garage:  
17'7" x 8'9" (5.38m x 2.69m)



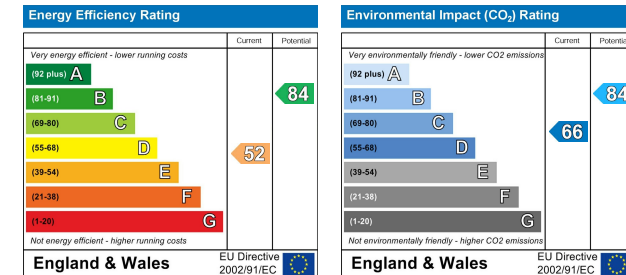
## Floor Plan



## 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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