



24 St. George Avenue, Stanground, Peterborough, PE2 8QG

 **NEWTON FALLOWELL**



Key Features

- THREE BEDROOMS SEMI DETACHED
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- TWO RECEPTION ROOMS
- Close to local amenities
- Close to primary and secondary schools
- Private rear garden
- Space to extend the family home
- EPC Rating D
- Freehold

Guide price £260,000 - £270,000





Welcome to this spacious and inviting THREE BEDROOM semi-detached house, offering a perfect blend of comfort, style, and outdoor living. Situated in a desirable location, this property boasts a generous rear garden and two reception rooms, providing ample space for relaxation, entertaining, and family life.

As you enter the home, you're greeted by the first reception room, located at the front of the house, offers a welcoming space to unwind and socialize. Large windows flood the room with natural light, creating an inviting ambiance for gatherings or quiet evenings at home. Moving through to the second reception room, you'll find a versatile space that can be tailored to suit your lifestyle. Whether it's used as a formal dining area, a cozy family room, or a home office, this room offers endless possibilities for customization and enjoyment. The adjacent kitchen is a chef's delight, featuring ample storage space, and sleek countertops. Upstairs, the property boasts three well-appointed bedrooms, each offering comfort and privacy for occupants. The highlight of this home is undoubtedly the large rear garden, offering a peaceful oasis for outdoor living and entertaining. Whether it's hosting summer barbecues, playing with children, or simply enjoying the sunshine, this expansive outdoor space provides endless opportunities for relaxation and recreation. With its spacious interior, versatile layout, and impressive rear garden, this three-bedroom semi-detached house is the perfect place to call home. Don't miss your chance to experience the best of modern living in this delightful property.



Entrance Hall

Lounge 12'0" x 10'6" (3.7m x 3.2m)

Dining Room 11'0" x 12'0" (3.4m x 3.7m)

Kitchen 7'6" x 14'0" (2.3m x 4.3m)

WC 3'6" x 5'0" (1.1m x 1.5m)

Landing

Bedroom 1 11'0" x 12'6" (3.4m x 3.8m)

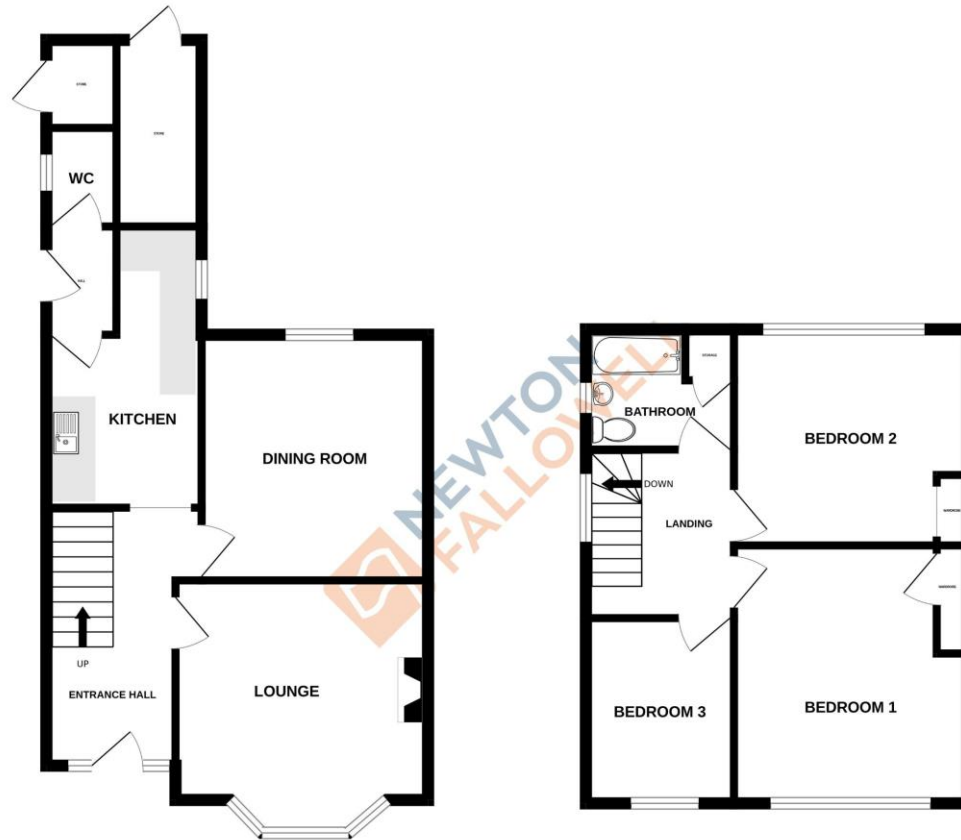
Bedroom 2 11'0" x 10'6" (3.4m x 3.2m)

Bedroom 3 7'6" x 9'0" (2.3m x 2.7m)

Bathroom 7'6" x 6'0" (2.3m x 1.8m)

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX INFORMATION:

Local Authority: Peterborough City Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.

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