



 NEWTON FALLOWELL

27 Desborough Avenue, Stanground, Peterborough, PE2 8RF

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## Key Features

- SEMI- DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Close to Local amenities and Schools
- Downstairs WC & Shower Room
- Garage & Off Road Parking
- Enclosed Rear Garden
- EPC Rating D
- Freehold

**£270,000**





A well presented three bedroom semi-detached home which sits on a corner plot with potential to extend to the side of the family home and has been recently redecorated throughout, located close to local shops and schools.

The property comprises of porch leading to entrance hall with access to lounge sitting to the front of this home, dining room/family room on offer is this great reception room which can be used for multi purpose, access to the kitchen and porch leading to downstairs WC. To the first floor you have three bedrooms all with built in wardrobes and a contemporary shower room which comprises of, walk-in shower with a hand held shower attachment and a overhead shower, close coupled WC, wash hand basin with storage under, tiled walls and heated towel rail.

Outside, garden areas to the front and side, the rear is a perfect area to relax in and the side of this family home offers potential to extend (STPP) driveway provides off road parking, leads to the Single garage which benefits which from having a service pit. Call the office today to book in to view this home.

Porch 1.86m x 0.5m (6'1" x 1'7")

Entrance Hall

Lounge 3.6m x 3.79m (11'10" x 12'5")

Dining/Family Room 3.04m x 6.15m (10'0" x 20'2")

Kitchen 2.23m x 3.93m (7'4" x 12'11")

Porch 1.34m x 1.14m (4'5" x 3'8")

Downstairs WC 0.92m x 1.18m (3'0" x 3'11")

Landing

Bedroom One 3.31m x 4.33m (10'11" x 14'2")

Bedroom Two 3.38m x 3.19m (11'1" x 10'6")

Bedroom Three 2.22m x 2.46m (7'4" x 8'1")

Shower Room 2.19m x 1.74m (7'2" x 5'8")

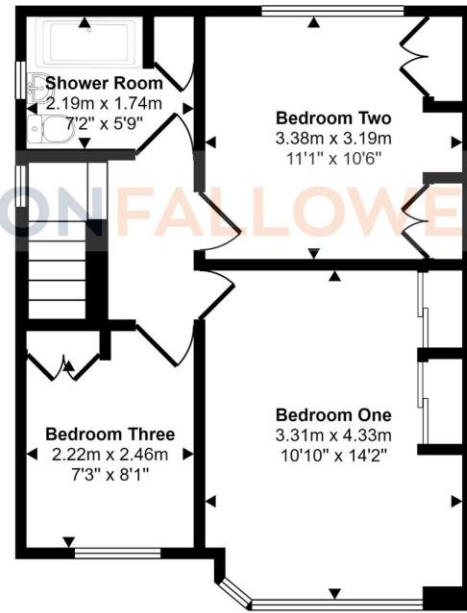
Garage 2.37m x 5.5m (7'10" x 18'0")



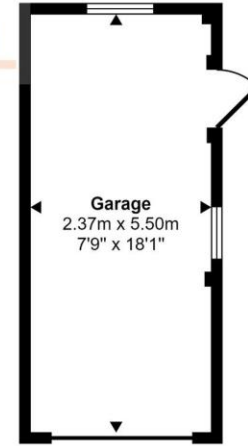
Approx Gross Internal Area  
110 sq m / 1181 sq ft



Ground Floor  
Approx 55 sq m / 591 sq ft



First Floor  
Approx 42 sq m / 450 sq ft



Garage  
Approx 13 sq m / 141 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**COUNCIL TAX INFORMATION:**

Local Authority: Peterborough City Council  
Council Tax Band: C

**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.

