



 **NEWTON**  
FALLOWELL

33 Oakdale Avenue, Stanground, Peterborough, PE2 8TB

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## Key Features

- Semi Detached Family Home
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- Downstairs Shower Room & Upstairs Family Bathroom
- SOUTH-EAST FACING GARDEN
- Garage with Off Road Parking
- NO ONWARD CHAIN
- EPC Rating D
- Freehold

£250,000





This semi detached THREE BEDROOM family home offers a generous SOUTH-EAST facing garden. The property comprises of a porch with access to the entrance hall, lounge, dining room, kitchen a modern downstairs shower room with a door from the hall into the rear garden. To the first floor you have three bedrooms and a family bathroom. Outside to the rear it includes a garage and off-road parking for multiple vehicles, aswell as rear garden mainly laid to lawn with patio area.



Upon entering the property, you are greeted by a welcoming porch that leads into the hallway. To the right, you will find a spacious lounge. Continuing back through the hallway, you are guided to a separate dining room. At the end of the hallway, the kitchen offers ample space for several appliances, complemented by a utility room and a convenient wet room, providing additional practicality and comfort.

The first floor accommodates three bedrooms and a family bathroom. The extensive SOUTH-EAST facing rear garden has the potential for extension (STPP) which benefits from sunlight throughout the day, with the majority of the space laid to lawn. To the front of the property, there is off-road parking available for multiple vehicles, which leads to a garage in the rear garden.



#### Porch

Hallway 3.67m x 1.91m (12'0" x 6'4")

Kitchen 2.59m x 2.2m (8'6" x 7'2")

Utility Room 1.32m x 1.28m (4'4" x 4'2")

Shower Room 1.34m x 2.36m (4'5" x 7'8")

Dining Room 3.59m x 3.29m (11'10" x 10'10")

Lounge 3.81m x 3.6m (12'6" x 11'10")

#### Landing

Bedroom One 3.79m x 3.33m (12'5" x 10'11")

Bedroom Two 3.18m x 3.34m (10'5" x 11'0")

Bedroom Three 2.86m x 2.25m (9'5" x 7'5")

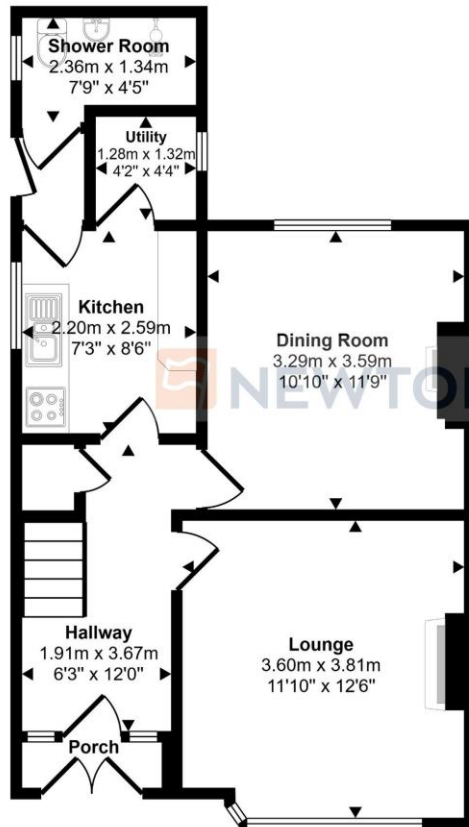
Family Bathroom 1.86m x 2.27

#### Stanground

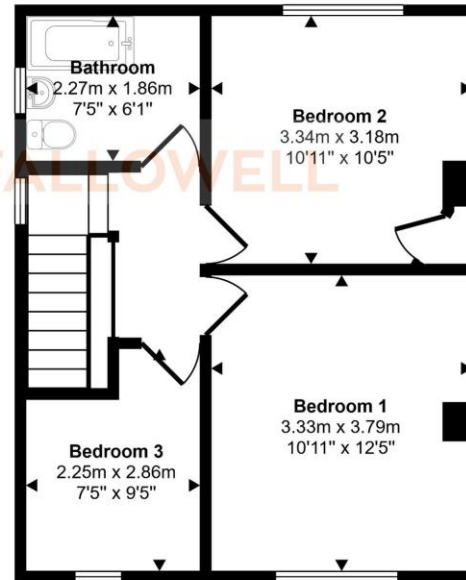
Stanground is situated to the south-east of Peterborough city centre. It lies just a few miles away, making it a convenient suburb with easy access to the city and Peterborough Train Station. Stanground offers a wealth of amenities to include Aldi Supermarket, Sports Centre, Primary Schools, Stanground Academy, post office, local takeaways, such as fish & chip shop and Chinese's.



Approx Gross Internal Area  
90 sq m / 968 sq ft



Ground Floor  
Approx 48 sq m / 521 sq ft



First Floor  
Approx 42 sq m / 447 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.



SCAN ME