



St. George Avenue, Peterborough  
Guide Price **£260,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Popular location
- Three bedrooms
- Large plot
- Close to local amenities
- Two reception rooms

Stanground is situated to the South West of Greater Peterborough and offers excellent local amenities including; Primary and Secondary Schools, Doctors Surgery, a variety of local shops with easy access into Hampton, Yaxley and Peterborough City Centre. There is a good choice of local pubs as well as easy access to the A1 Great North Road and Peterborough Train Station which allows access into Central London in 50 mins. For the outdoor enthusiasts, Crown Lakes Country Park is also close by and offers walkers, joggers, cyclists and dog owners a chance to enjoy its 87 acres of trails, fields, woods and lakes.

Entrance Hall leading to:

Lounge - 12.00ft x 10.50ft



Dining Room - 11.00ft x 12.02ft

Kitchen- 7.50ft x 14.00ft

Downstairs WC

First floor:

Bedroom 1 - 11.00ft x 12.50ft

Bedroom 2 - 11.00ft x 10.50ft

Bedroom 3 - 7.50ft x 9.00ft

Family Bathroom

This property sits on a large plot and has huge potential to extend (STP)



GROUND FLOOR

1ST FLOOR




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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To view this property call Sharman Quinney on:  
**01733 896222**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 896222

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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