



St. George Avenue, PETERBOROUGH
Offers in Excess of £280,000 Freehold

**Sharman
Quinney**

Key Features

🛏️ 4 🚿 1 💡 C 🏠 B

- Extended End Terraced Home
- Four Bedrooms
- Lounge/Diner
- Garage
- Outside WC

Located in a popular part of Stanground which is located close to local shops and schools, this spacious Extended Established Family Home features a good sized enclosed rear garden and in brief the accommodation comprises of, Entrance with stairs to the first floor, door to giving access to the Lounge/Diner with a window to rear overlooking the rear garden, door to the Kitchen which has a range of fitted base and eye level units, worktops with a single drainer sink unit, space for a cooker, fridge/freeze and plumbing for a washing machine, part glazed door to the rear garden. From the First Floor landing doors giving access to the Four Bedrooms and to the Family Bathroom. Outside frontage open plan, the metal up and over door opens up to the garage which has light and power connected, personal door to the rear garden (there is no drop kerb giving



access to the garage) Rear garden is enclosed laid mainly to lawn, within the garden there an outbuilding comprising of, outside WC and two storage rooms.

Entrance Hall - 10'2"max x 7'5"max (including stairs)

Lounge/Diner - 19'9"max x 12'max (including chimney)

Kitchen - 9'3" x 7'5"

First Floor Landing

Bedroom 1 - 15'5"max x 9'6"max

Bedroom 2 - 15'8" x 8'5"

Bedroom 3 - 13'6"max x 9'9"max

Bedroom 4 - 6'4" x 6'4" (excluding recess)

Recess - 3'2" x 2'4"

Bathroom - 7'4"max x 5'4"max

Garage- 16' x 8'7" (no drop kerb access)

Outbuilding Includes -
Outside WC - 4'6" x 4'5"

Storage Room 1 - 4'6" x 4'5"





Storage Room 2 - 8'1" x 6'

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property call Sharman Quinney on:
01733 896222

Selling your property?

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

 01733 896222

 13 Desborough Avenue, Stanground,
PETERBOROUGH, Cambridgeshire, PE2 8RG

 stanground@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SSQ204525 - 0005

