



Poulter Avenue, Stanground Peterborough
Offers in Excess of £325,000 Freehold

**Sharman
Quinney**

Key Features



- Popular location
- Close to shops, schools, bus stops
- Off road parking
- Well-presented throughout
- Large enclosed rear garden

Stanground is situated to the Southwest 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.

Lounge/diner - 3.65m x 7.58m (11'11" x 24'10")

Kitchen - 2.27m x 5.26m (7'5" x 17'3")



Conservatory - 2.29m x 2.88m (7'6" x 9'5")

Bedroom 1 - 4.6 m x 4.5m (15'1" x 14'9")

Bedroom 2 - 4.33m x 3.4m (14'2" x 11'2")

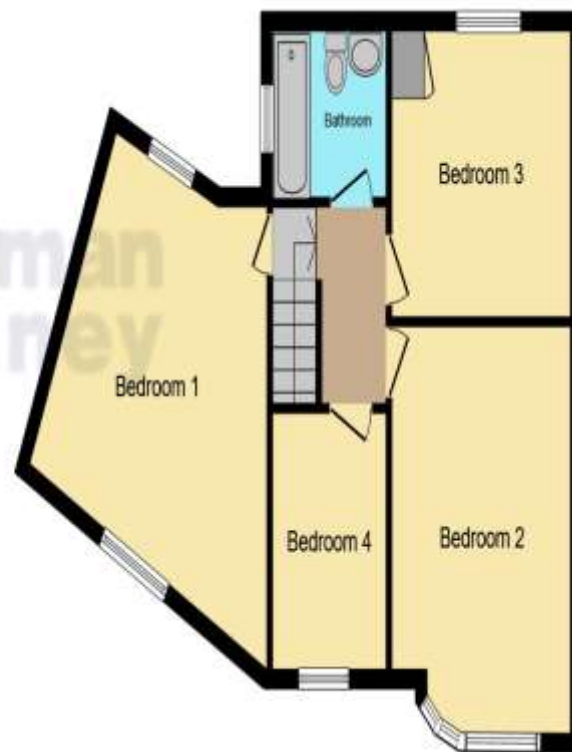
Bedroom 3 - 3.38m x 3.24m (11'1" x 11'7")

Bedroom 4 - 2.31m x 2.85m (7'7" x 9'4")





Ground Floor



First Floor

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

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

 stanground@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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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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