



**Grange Avenue, Peterborough PE1 4HH**

**welcome to**

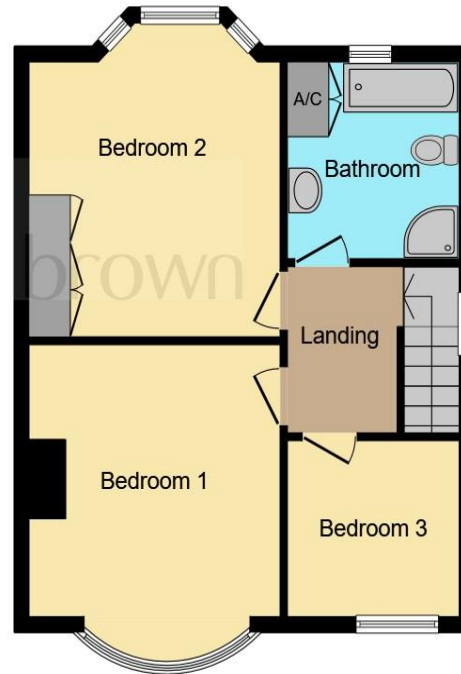
## **Grange Avenue, Peterborough**

Pleased to offer this WELL PRESENTED THREE BEDROOM DETACHED HOME in CENTRAL Peterborough. Well presented throughout, the property boasts DINING ROOM, LIVING ROOM, KITCHEN & CONSERVATORY recently having a official roof added. This leads to the rear garden, MODERN KITCHEN and CLOAKROOM. To the first floor are TWO DOUBLE BEDROOMS, a SINGLE BEDROOM and a FOUR PIECE FAMILY BATHROOM with SEPARATE SHOWER CUBICLE. Outside is a good sized enclosed garden to the rear, DRIVEWAY PARKING to the front and SINGLE GARAGE.





**Ground Floor**



**First Floor**

**Lounge**

14' 6" x 13' 8" ( 4.42m x 4.17m )

**Dining Room**

13' 9" x 11' 11" ( 4.19m x 3.63m )

**Kitchen**

10' 6" x 10' 6" ( 3.20m x 3.20m )

**Conservatory**

10' 6" x 10' 6" ( 3.20m x 3.20m )

**First Floor And Landing**

**Bedroom One**

13' 11" x 12' 2" ( 4.24m x 3.71m )

**Bedroom Two**

14' 7" x 12' 6" ( 4.45m x 3.81m )

**Bedroom Three**

7' 11" x 7' 9" ( 2.41m x 2.36m )

**Family Bathroom**

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](http://www.focalagent.com)

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## Grange Avenue, Peterborough

- Three Bedrooms
- Detached Family Home
- Two Receptions
- Conservatory
- Garage
- Central Location
- Character Property
- Driveway

Tenure: Freehold EPC Rating: F

# £365,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
PCG120999 - 0003

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