









welcome to

Lawson Avenue, Peterborough

Located in Stanground, this property benefits from local amenities and community facilities, making it a great choice for those seeking a convenient lifestyle.













Lounge

14' 4" 3 x 11' 5" 4 (4.37m 3 x 3.48m 4)

Kitchen/Diner

21' 1" x 9' 7" 7 (6.43m x 2.92m 7)

Bedroom

11' 7" 4 x 11' 7" 1 (3.53m 4 x 3.53m 1)

Bedroom

17' 3" 8 x 2' 9" (5.26m 8 x 0.84m)

Bedroom

12' 7" x 8' 2" 6 (3.84m x 2.49m 6)

Bathroom

4 Piece Suite

This stunning 3-bedroom terraced house on Lawson Avenue in Stanground offers a fantastic living space. With three spacious double bedrooms, a large front lounge, and a kitchen diner, this property is perfect for families or professionals. The property has been beautifully renovated throughout, bringing it up to a high standard. The block-paved driveway provides off-street parking, adding to the property's practicality. To the rear of the property, you will also find a very well presented and private rear garden. Inquire now!





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- THREE BEDROOMS
- **RENOVATED**
- **DRIVEWAY**
- **BRAND NEW BOILER**
- **REAR GARDEN**

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: B

£270,000









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Property Ref: PCG122789 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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