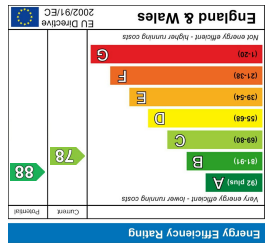
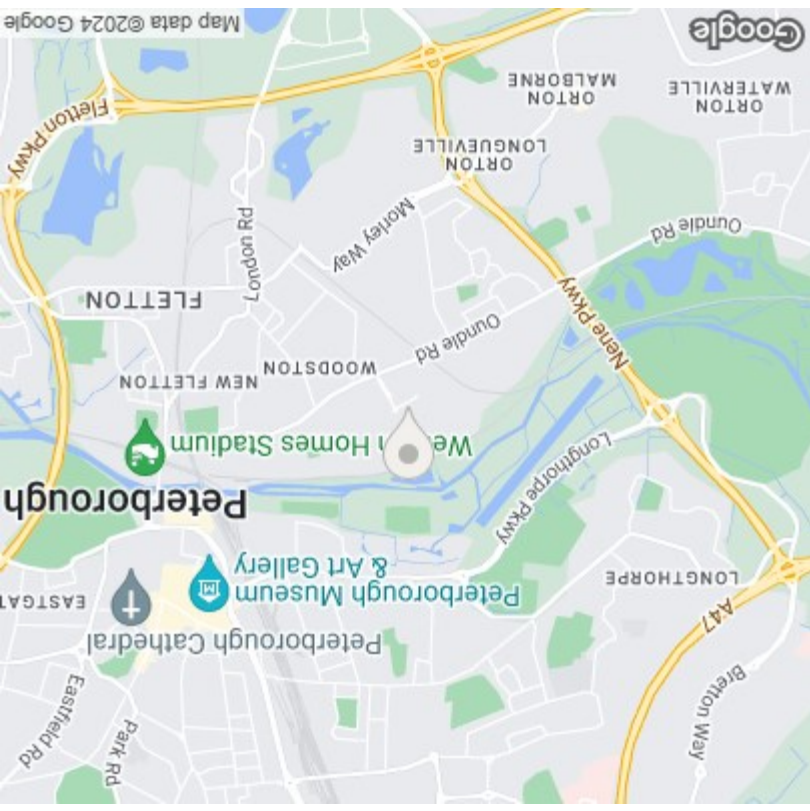


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.



Energy Efficiency Graph



Area Map

Viewing
 Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



1 Campaign Avenue
 Peterborough, PE2 9RN
Guide Price £270,000

3 2 1

I Campaign Avenue

Peterborough, PE2 9RN

****GUIDE PRICE £270,000 - £290,000****

City and County are pleased to market this spacious, three-bedroom, end of terrace town house located in Sugar Way, Peterborough. Offering NO FORWARD CHAIN, easy access to local schooling, amenities and within walking distance to Peterborough city centre, this property is the ideal family home.

Briefly comprising to the ground floor, an entrance hall, cloakroom, kitchen that is fitted with a range of matching base and eye level units, with space for a washing machine, a dishwasher, and a fridge/freezer. Integrated oven with a four-ring gas hob with an extractor over. There is a good sized lounge with a French door leading to the garden. The first floor offers two double bedrooms, and a family bathroom that is fitted with a three-piece suite comprising, a WC, a wash hand basin, and a bath with a shower over. The second floor benefits from a master bedroom with a walk-in wardrobe, and an en-suite with a fitted three-piece suite comprising, a WC, a wash hand basin and a cubicle shower. Outside to the rear of the property, there is an enclosed, low maintenance garden. To the front, there is a side access to the single garage and a driveway. Please call today for a viewing to fully appreciate all that this home has to offer.

Entrance Hall

11'10" x 3'4"

WC

6'0" x 2'9"

Kitchen

11'11" x 6'2"



Lounge
17'1" x 9'6"

First Floor Landing
9'5" x 3'2"

Bedroom Two
10'2" x 12'11"

Bathroom
6'4" x 6'2"

Bedroom Three
8'10" x 12'11"

Second Floor Landing
2'9" x 2'11"

Master Bedroom
12'10" x 9'4"

En-Suite To Master Bedroom
5'10" x 8'7"

Walk-In Wardrobe
8'9" x 4'0"

EPC - C
78/88

Tenure - Freehold

