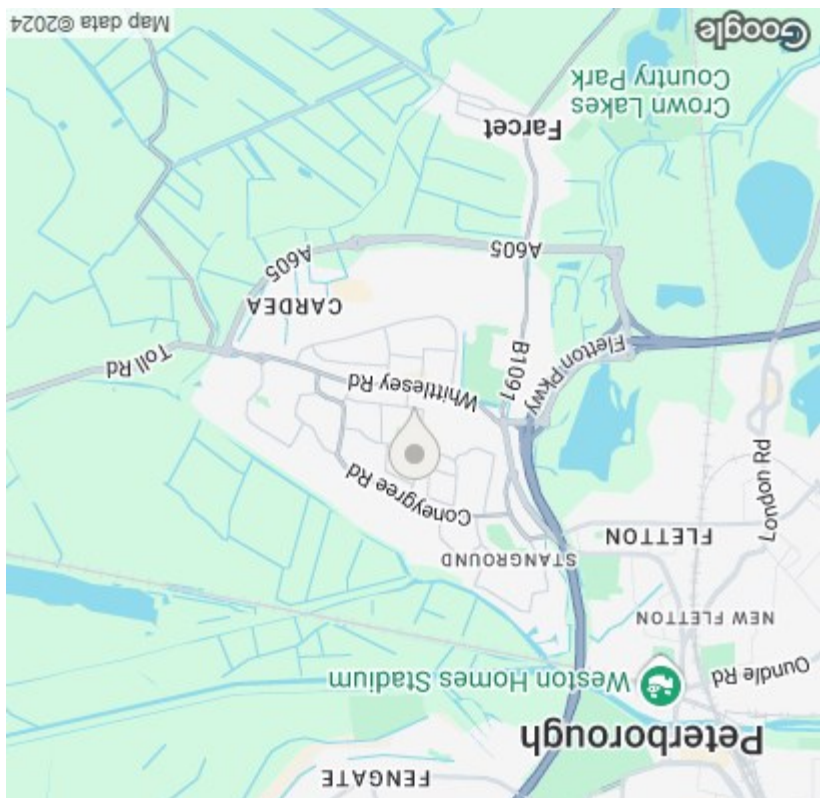


Disclaimers and specifications have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

England & Wales	
Energy Rating	Energy Efficiency - lower running costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

Viewing



Southfields Avenue
Peterborough, PE2 8RY

Offers In Excess Of £250,000 - Freehold , Tax Band - B



Southfields Avenue

Peterborough, PE2 8RY

Welcome to Southfields Avenue, a charming three-bedroom semi-detached home located in the heart of Stanground, Peterborough. Situated on a family-friendly avenue, this property offers the perfect blend of comfort and convenience, making it an ideal choice for families or first-time buyers. With easy access to local schools, amenities, and major routes like the Fletton Parkway, this home provides both practicality and a great lifestyle. Whether you're looking to settle down or make your first step onto the property ladder, Southfields Avenue is a wonderful opportunity to create lasting memories.

This charming three-bedroom, double bay fronted, semi-detached home offers a comfortable and well-proportioned living space, perfect for families or professionals alike. Upon entering, you're greeted by a welcoming entrance hall leading to a spacious bay-fronted lounge/diner, seamlessly connected to a bright garden room—ideal for relaxing or entertaining. Downstairs cloak room, galley kitchen which is well-equipped with a range of matching base and eye-level units, providing ample space for a washing machine, dishwasher, and fridge/freezer. Upstairs, the property boasts three bedrooms, including two generous doubles and a cosy single, all serviced by a modern wet room. Outside, the rear of the property features a private, enclosed garden, mainly laid to lawn with the added convenience of a large storage shed. The front garden is low-maintenance and enclosed, with a driveway providing off-road parking for one car. Located in the desirable Stanground area, this home combines practical living with a charming aesthetic—perfect for those seeking a balance of comfort and style.

- Entrance Hall**
12'0" x 6'6"
- Lounge/Diner**
25'0" x 10'11"
- Garden Room**
8'4" x 8'10"
- Kitchen**
13'11" x 7'5"
- Hallway**
4'6" x 2'10"
- WC**
3'1" x 3'0"
- Landing**
8'5" x 4'5"
- Master Bedroom**
10'11" x 10'8"
- Bedroom Two**
11'10" x 10'10"
- Bathroom**
6'1" x 7'5"
- Bedroom Three**
8'0" x 7'6"
- EPC - D**
56/86
- Tenure - Freehold**

IMPORTANT LEGAL INFORMATION

Construction: Standard
Accessibility / Adaptations: Ramped Access, Stair Lift, Wet Room



- Building safety: No
- Known planning considerations: No
- Flooded in the last 5 years: No
- Sources of flooding: n/a
- Flood defences: No
- Coastal erosion: No
- On a coalfield: No
- Impacted by the effect of other mining activity: No
- Conservation area: No
- Lease restrictions: No
- Listed building: No
- Permitted development: No
- Holiday home rental: No
- Restrictive covenant: Not Known
- Business from property: No
- Property subletting: No
- Tree preservation order: No
- Other: No
- Right of way public: No
- Right of way private: No
- Registered easements HMLR: No
- Shared driveway: No
- Loft access: No
- Drain access: No
- Other: No
- Parking: Driveway Private, Off Street Parking
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Cable
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, Vodafone - Great



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.