



Poulter Avenue
Peterborough, PE2 8RE

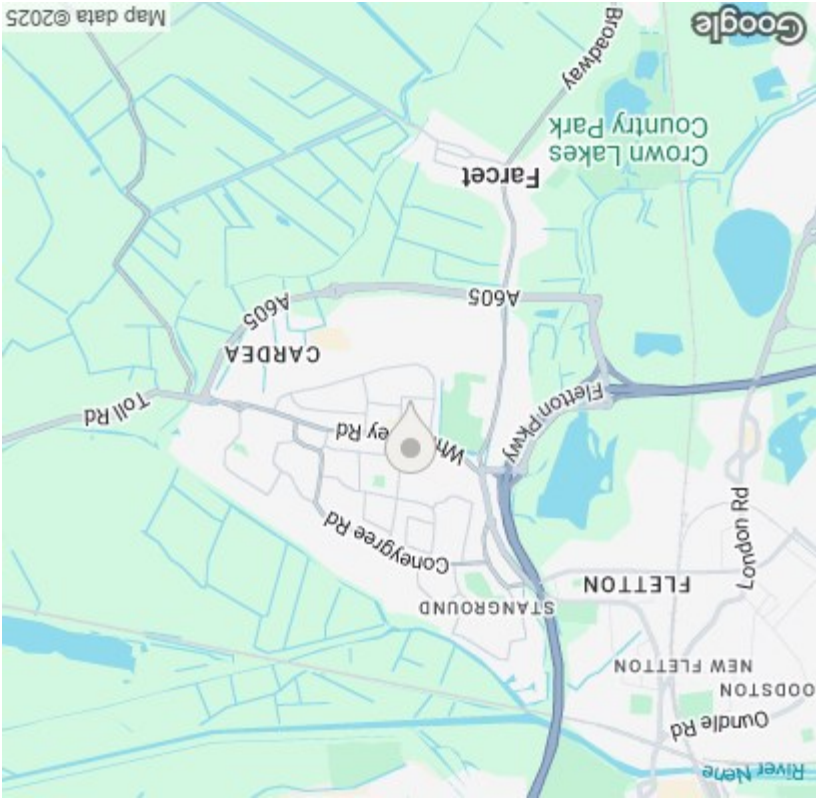
£220,000 - Freehold , Tax Band - C

3 1 2 C

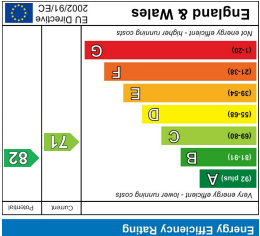
Floor Plan



Area Map



Energy Efficiency Graph



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.

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. 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/>

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Welcome to this spacious extended semi-detached house located on the desirable Poulter Avenue in Stanground, Peterborough. This charming property boasts an entrance hallway, a large lounge diner, a galley kitchen leading through to the rear extension, three well-proportioned bedrooms, and a three piece family bathroom.

The house briefly comprises of an entrance hallway, a large lounge diner that was originally two rooms that have been knocked together, and a galley kitchen that leads through to the rear extension that offers a variety of uses. Furthermore, to the upstairs, there are three well-proportioned bedrooms, as well as a three piece family bathroom. One of the standout features of this property is the generous garden, providing a lovely outdoor space for children to play, gardening enthusiasts, or simply enjoying the fresh air. Additionally, a detached garage offers secure storage or the potential for a workshop. Parking will never be an issue here, as the property accommodates up to four vehicles, making it ideal for families with multiple cars or visitors. Situated in a popular location, this home is conveniently close to schools, making it an excellent choice for families with children. Furthermore, there is scope for further improvements, allowing you to personalise the space to your taste and needs. This property presents a wonderful opportunity to create your dream home in a sought-after area. Do not miss the chance to view this delightful semi-detached house, where comfort and potential await.

- Entrance Hall
1.93 x 4.30 (6'3" x 14'1")
- Lounge Diner
3.33 x 7.52 (10'11" x 24'8")
- Garden Room
5.74 x 2.33 (18'9" x 7'7")
- Kitchen
2.26 x 2.70 (7'4" x 8'10")
- Landing
1.30 x 2.21 (4'3" x 7'3")
- Master Bedroom
3.46 x 4.41 (11'4" x 14'5")
- Bedroom Two
3.43 x 3.20 (11'3" x 10'5")
- Bathroom
2.26 x 1.82 (7'4" x 5'11")
- Bedroom Three
2.26 x 2.87 (7'4" x 9'4")
- Garage
3.43 x 6.31 (11'3" x 20'8")
- EPC - C
71/82
- Tenure - Freehold



IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
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: No
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: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Driveway Private, Single Garage, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable, Fttp
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

