

12 Chapel Street, Stanground

£195,000

NEWTON FALLOWELL

12 Chapel Street

Stanground, Peterborough

This WELL PRESENTED terraced family home offers TWO DOUBLE BEDROOMS, TWO RECEPTION ROOMS, a MODERN KITCHEN, a FOUR PIECE FAMILY BATHROOM with a well presented rear garden. Upon entering you walk into the space lounge offering a bay fronted window and plenty of seating space, which is tastefully decorated and benefits from ample natural light. The second reception room, located towards the rear, offers flexibility for use as a formal dining area, playroom, or home office, and leads directly to the kitchen, which is fitted with a range of contemporary units, integrated appliances (including oven, hob, and extractor), and generous worktop space for meal preparation and is accompanied by the useful downstairs WC. Upstairs, the layout is separated by a generous landing and comprises of two generously proportioned double bedrooms, with the principal bedroom boasting built-in storage, which both benefit from the family bathroom comprising of a four-piece white suite hosting a separate bath, shower, wash basin and WC. Outside the property hosts a well presented rear garden offering patio seating space, lawn, decking and shed storage whilst to the front you will find the low maintenance front garden.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

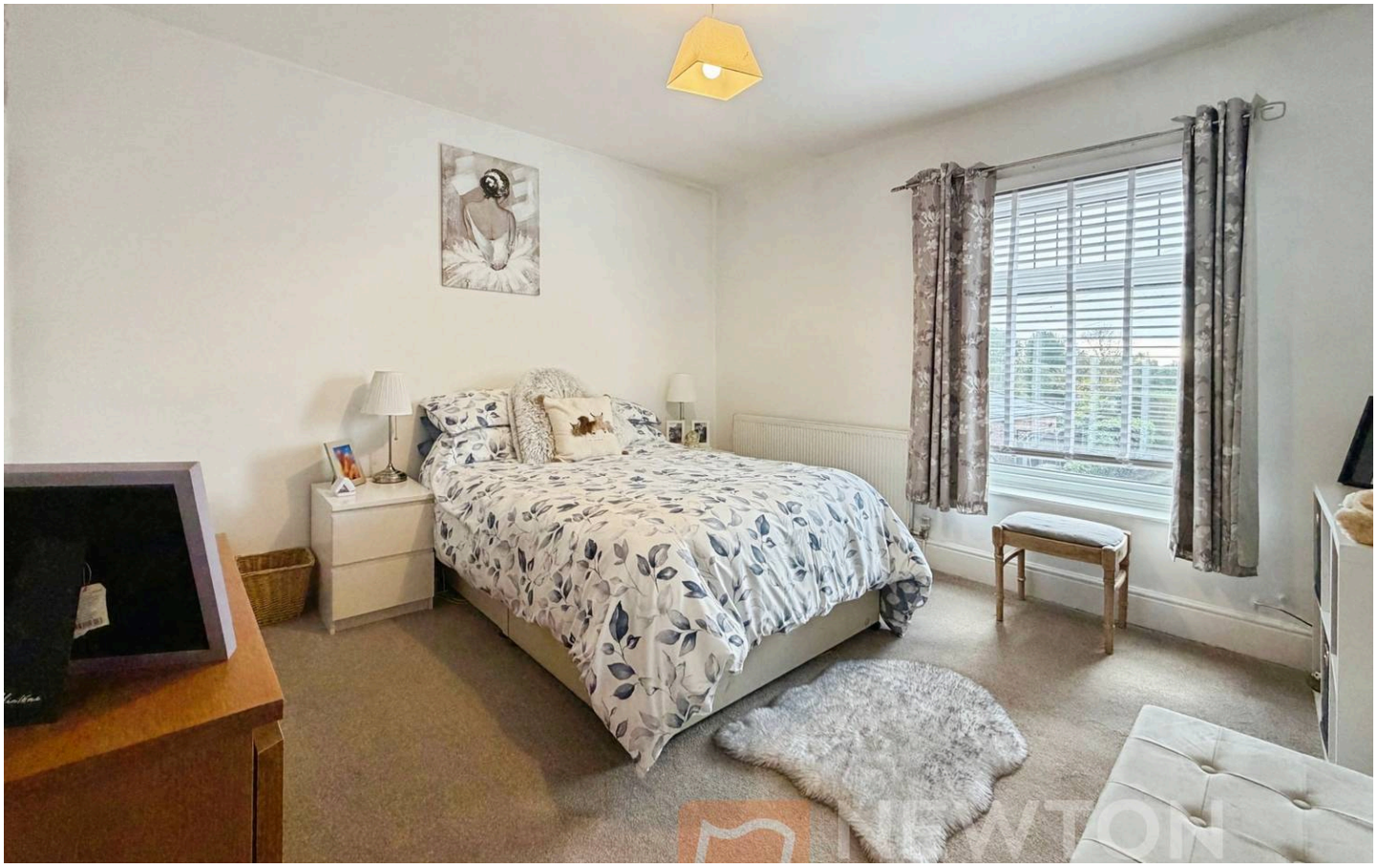
EPC Environmental Impact Rating: E















Lounge
13' 10" x 12' 0" (4.22m x 3.66m)

Dining Room
12' 0" x 12' 0" (3.66m x 3.65m)

Kitchen
11' 0" x 7' 1" (3.36m x 2.15m)

WC
7' 1" x 4' 0" (2.15m x 1.21m)

Landing

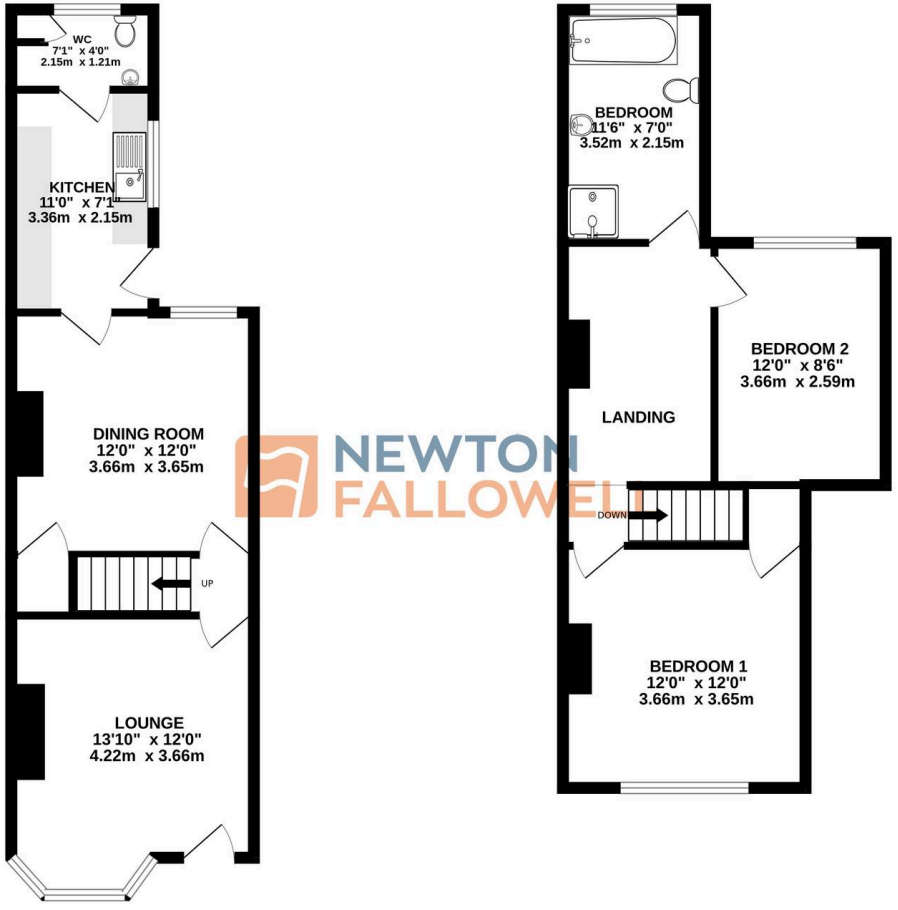
Bedroom 1
12' 0" x 12' 0" (3.66m x 3.65m)

Bedroom 2
12' 0" x 8' 6" (3.66m x 2.59m)

Family Bathroom
11' 7" x 7' 1" (3.52m x 2.15m)

GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



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TOTAL FLOOR AREA : 874 sq.ft. (81.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Newton Fallowell - Peterborough

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