



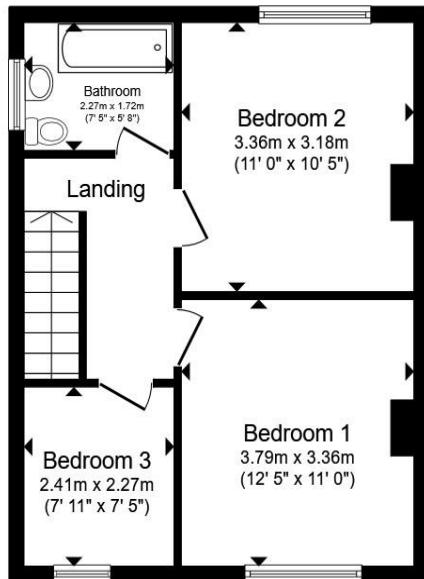
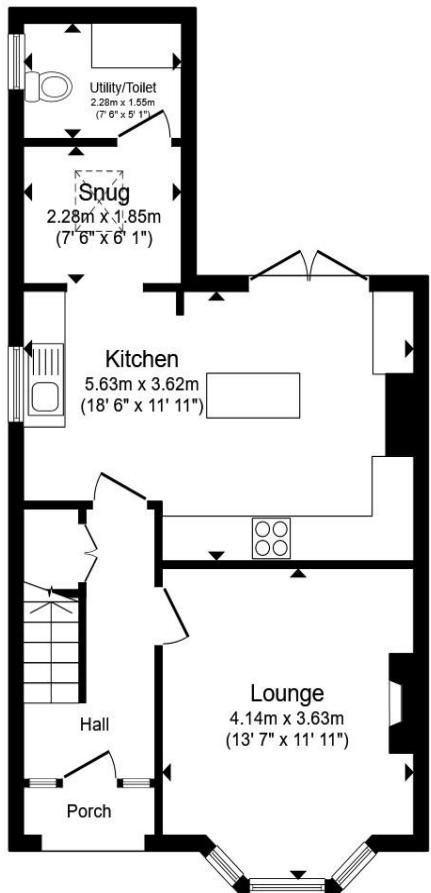
**Southfields Avenue, Peterborough PE2 8RY**

**welcome to**

## **Southfields Avenue, Peterborough**

\* Guide price £280000 - £300000 \* Pleased to offer this very nicely presented and extended Home in Stanground. This is the perfect Family Home with both Primary and Academy Schools on the doorstep. The property has been lovingly improved by its current owners with a modern Kitchen and Centre Island, Snug TV area, separate Cloak / Utility Room, Reception Room, three Bedrooms and a modern 3 piece tiled Family Bathroom. To the rear of the property, an impressively large Garden laid mainly to lawn and with Gazebo & Patio area and mature shrubs. To the front, Block Paved off road Driveway for multiple vehicles. This property is a must see, and i highly recommend Viewings.





**Kitchen Breakfast Room**

**Snug**

**Utility Cloak Room**

**Living Room**

**Family Bathroom**

**Bedroom 1**

**Bedroom 2**

**Bedroom 3**

Total floor area 91.6 m<sup>2</sup> (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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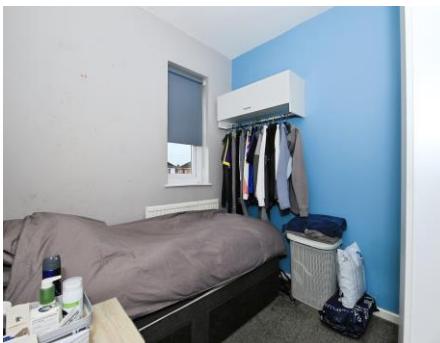
- Well-presented 3 Bedroom Family Home in popular Stanground
- Lovingly updated by its current owners
- Modern Kitchen and Bathrooms
- Snug, Utility / Cloak Room and Living Rooms
- Block Paved Driveway Parking for multiple vehicles

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

**£280,000**



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Property Ref:  
PCG123151 - 0002

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