



46 North Street, Stanground
£165,000

 **NEWTON FALLOWELL**

46 North Street

Stanground, Peterborough

This well-presented two-bedroom terraced family home offers an excellent opportunity for first-time buyers, investors or those seeking a comfortable and conveniently located residence. Boasting two spacious double bedrooms, the property provides versatile accommodation ideal for couples or small families. The inviting lounge is perfect for relaxing and entertaining, and leads seamlessly through to the modern kitchen diner, which is well-equipped for everyday living and family meals. The ground floor also features a practical family bathroom, thoughtfully positioned for easy access. Ample storage is available throughout, ensuring a clutter-free environment and enhancing the home's sense of space. Offered with no onward chain, this property presents a straightforward move for its new owners. With an EPC rating of D, it combines comfort and efficiency, making it a practical choice for those seeking a well-maintained home in a popular residential area.

To the rear of the property, you'll find a low maintenance, south-facing garden that enjoys plenty of natural sunlight throughout the day, providing the perfect spot for al fresco dining, outdoor relaxation or family playtime. The garden is designed for easy upkeep, allowing you to enjoy the outdoor space without the need for extensive gardening. On-street parking is readily available to the front of the property, ensuring convenient access for both residents and visitors. The location also benefits from close proximity to local amenities, schools and transport links, making daily life straightforward and hassle-free. This appealing outdoor area, combined with the practical layout and well-proportioned rooms inside, makes this property a must-see for those looking to settle in a welcoming and well-connected neighbourhood. Early viewing is highly recommended to fully appreciate the lifestyle this home has to offer.





Lounge

14' 9" x 12' 0" (4.49m x 3.67m)

Kitchen / Diner

12' 1" x 11' 11" (3.68m x 3.64m)

Bathroom

6' 2" x 4' 11" (1.88m x 1.51m)

Landing

Bedroom 1

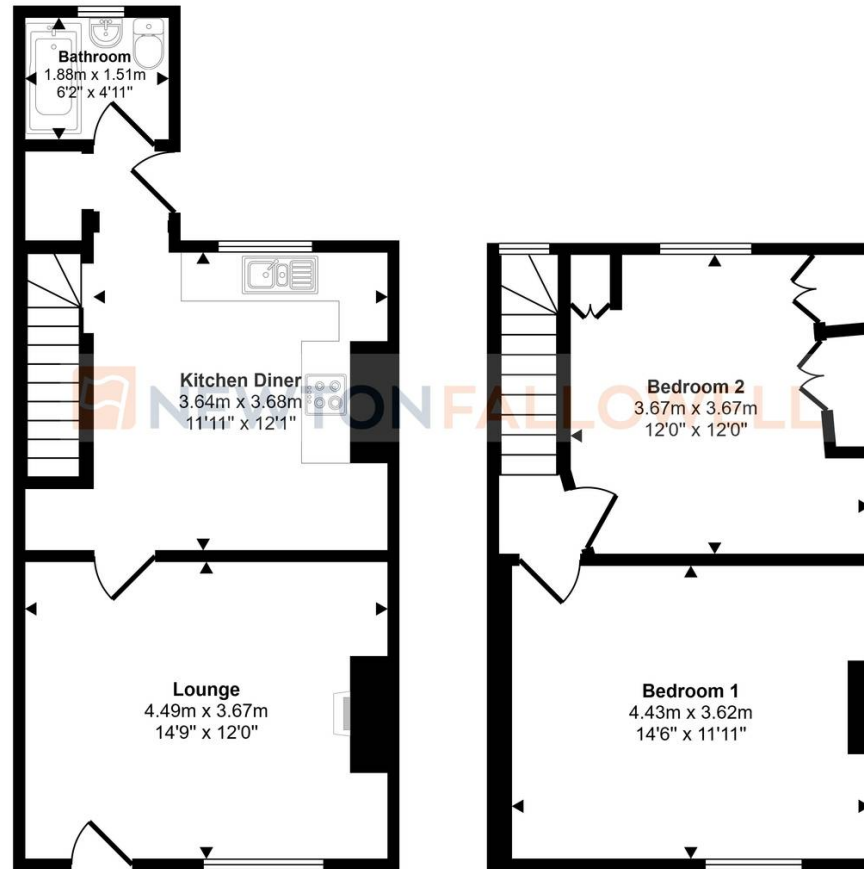
14' 6" x 11' 11" (4.43m x 3.62m)

Bedroom 2

12' 0" x 12' 0" (3.67m x 3.67m)



Approx Gross Internal Area
74 sq m / 794 sq ft



Ground Floor
Approx 39 sq m / 425 sq ft

First Floor
Approx 34 sq m / 369 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Newton Fallowell - Peterborough

Newton Fallowell Estate Agents, 11 Skaters Way - PE4 6NB

01733 511225 · peterborough@newtonfallowell.co.uk · newtonfallowell.co.uk/peterborough