



Lawson Avenue, Peterborough  
£210,000 **Freehold**

**Sharman  
Quinney**



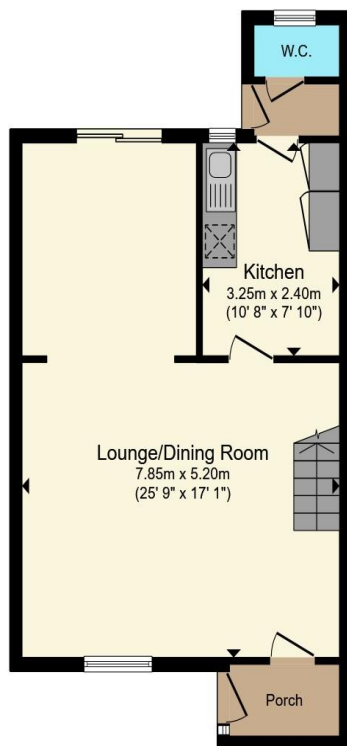
# Key Features



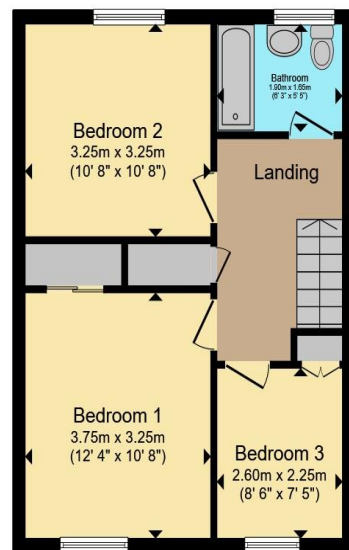
- Off road parking
- Dining area
- Newly decorated
- Close to local amenities
- Enclosed rear garden

Stanground is situated to the Southeast of Greater Peterborough and offers excellent local amenities including Primary and Secondary Schools, Doctors Surgery, a variety of local shops with easy access into Hampton, Yaxley and Peterborough City Centre. There is a good choice of local pubs as well as easy access to both the South and North bound A1 and Peterborough Train Station which allows access into Central London in 50 mins. There is a pleasant pedestrian river walk accessible by foot and for the outdoor enthusiasts, Crown Lakes Country Park, is also close by, and offers walkers, joggers, cyclists and dog owners the opportunity to enjoy its 87 acres of trails, fields, woods and lakes.





**Ground Floor**



**First Floor**

Total floor area 92.1 m<sup>2</sup> (992 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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Lounge/Dining Room - 7.85m x 5.2m (25'9" x 17'1")

Kitchen - 3.25m x 2.4m (10'8" x 7'10")

Bedroom 1 - 3.75m x 3.25m (12'4" x 10'8")

Bedroom 2 - 3.25m x 3.25m (10'8" x 10'8")

Bedroom 3 2.6m x 2.25m (8'6" x 7'5")

To view this property call Sharman Quinney on:  
**01733 896222**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 896222

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 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SSQ205023 - 0002

