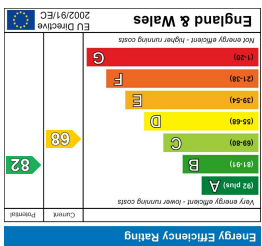


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 guarantees. 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.



Energy Efficiency Graph



Area Map



Floor Plan

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.

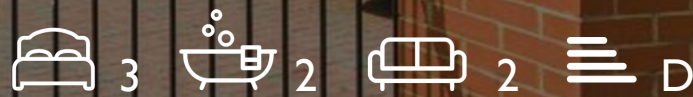
Viewing



Oakdale Avenue

Stanground, Peterborough, PE2 8TA

Offers In Excess Of £275,000 - Freehold , Tax Band - C



# Oakdale Avenue

Stanground, Peterborough, PE2 8TA

A spacious and versatile semi-detached family home in the sought-after Oakdale Avenue, Stanground. Set behind iron gates with a block-paved driveway, the property features a flexible reception room/bedroom four; ground-floor shower room, and an impressive open-plan kitchen, dining and lounge area with French doors to the garden. Upstairs offers three good-sized bedrooms and a modern shower room. Outside boasts a generous rear garden with newly laid patio and a detached garage. Close to local schools and amenities, this is an ideal family home not to be missed.

Positioned on the ever-popular Oakdale Avenue in Stanground, this spacious and versatile semi-detached family home offers generous accommodation throughout, perfectly combining comfort with practicality. The property is set behind secure iron gates with a block-paved driveway providing ample off-road parking and leads into a welcoming entrance hallway. To the front, there is a flexible reception room that could serve as an additional sitting room, home office, or fourth bedroom, alongside a convenient ground-floor shower room. The heart of the home lies to the rear, where an impressive open-plan layout incorporates a modern kitchen, a defined dining space, and a bright lounge with French doors opening out to the garden, creating the ideal setting for both family life and entertaining. Upstairs, three well-proportioned bedrooms are arranged around a central landing and are served by a contemporary family shower room. Externally, the property enjoys a generous rear garden with a newly laid patio, perfect for outdoor dining and relaxation, complemented by a detached garage offering further storage or workshop potential. With excellent access to local schools, shops, and amenities, this is a superb opportunity to acquire a well-presented family home in a sought-after location.

- Entrance Porch**  
1.02 x 1.98 (3'4" x 6'5")
- Entrance Hall**  
4.26 x 1.99 (13'11" x 6'6")
- Shower Room**  
1.46 x 0.97 (4'9" x 3'2")
- Reception Room/Bedroom Four**  
3.80 x 3.14 (12'5" x 10'3")
- Diner**  
3.65 x 3.39 (11'11" x 11'1")
- Lounge**  
4.26 x 3.22 (13'11" x 10'6")
- Kitchen**  
5.30 x 2.35 (17'4" x 7'8")
- Landing**  
2.21 x 1.41 (7'3" x 4'7")
- Master Bedroom**  
3.81 x 2.86 (12'5" x 9'4")
- Bedroom Two**  
3.22 x 3.46 (10'6" x 11'4")
- Shower Room**  
1.84 x 2.19 (6'0" x 7'2")
- Bedroom Three**  
2.86 x 2.27 (9'4" x 7'5")
- EPC - D**  
68/82



**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 NOT allowed: 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: Garage, Driveway Private, Off Street Parking  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: FttP, Cable  
 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.

