Firmin & Co. Estate Agents



190 Newark Avenue

PE1 4NP

Offers in excess of £250,000

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Firmin & Co are pleased to offer for sale this, extended semi-detached, family home located on Newark Avenue, Peterborough. Ideally located near to, local amenities, nearby schools and within good access of the City Centre.

The property benefits from, entrance hall with stairs leading to the first floor, living room to the front, with bay window, dining area with an understairs storage space and in turn, leads into a decent size kitchen with an ample range of wall and floor level units, built in oven with fitted gas hob with space for a fridge freezer, window overlooks the rear garden with door to the side providing access to the conservatory, Finishing off the ground floor is a good size shower room which comprises of a three piece suite with a double shower cubicle with rain drop shower head and a separate hand shower attachment, wash hand basin and WC, with tiled walls, heated towel radiator and a window to the rear aspect.

Venturing upstairs, you'll find access to four bedrooms with the main bedroom enjoying en-suite facilities.

Outside to the front, offers ample parking with access to the side leading into an enclosed rear garden, with wooden paneled fencing, with a paved & hard standing patio area, awning and decommissioned hot tub.

Tenure: Freehold
Council Tax Band: B

























Entrance Hall:

Living Room:
10'9" x 14'0" (3.30m x 4.28m)

Dining Area:
12'6" max 6'9" (3.83m max 2.08m)

Kitchen:
12'5" x 8'2" (3.81m x 2.50m)

Conservatory:
12'8" x 8'5" (3.88m x 2.57m)

Shower Room:
6'0" x 8'0" (1.84m x 2.44m)

First Floor & Landing:

Bedroom 1:
9'3" x 11'10" max (2.83m x 3.62m max)

En-Suite:

Bedroom 2:
10'11" x 8'4" (3.34m x 2.55m)

Bedroom 3:
7'2" plus door recess x 8'2" (2.20m plus door recess x 2.50m)

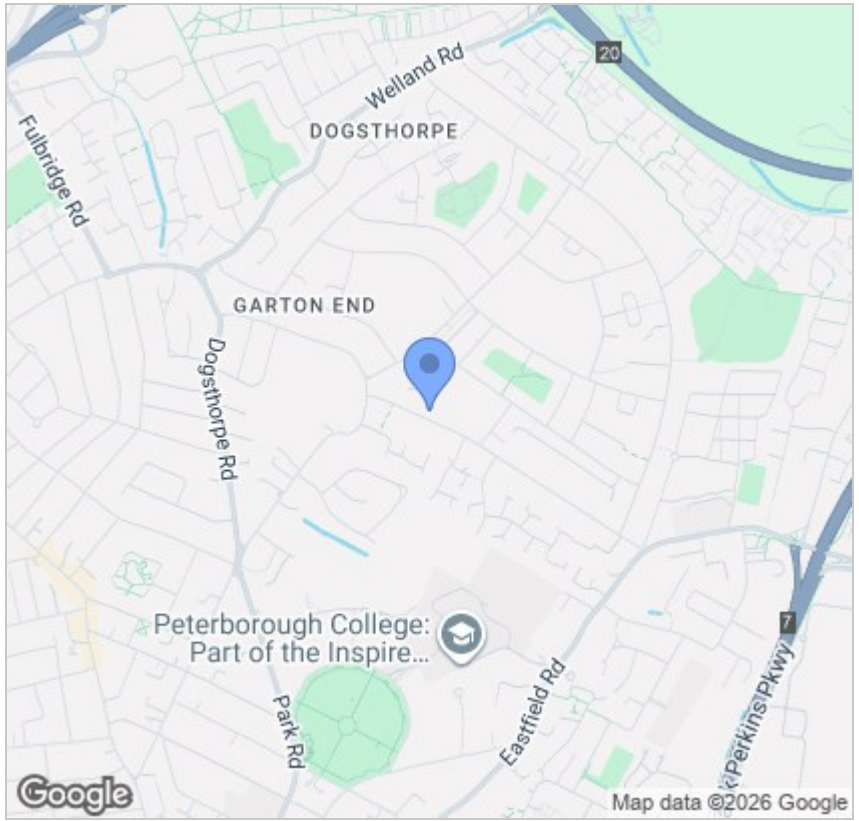
Bedroom 4:
7'11" x 6'7" (2.42m x 2.02m)

Floor Plan

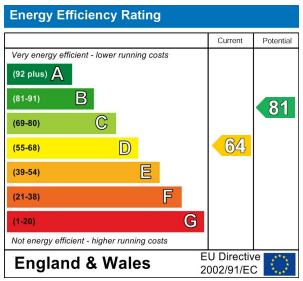


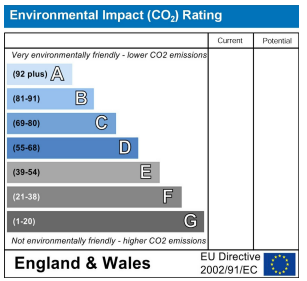
This floorplan has been drawn for illustration purposes only. This should be remembered when viewing the property.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph





Viewing

Please contact our Peterborough Office on 01733 834727
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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