# St. George Avenue

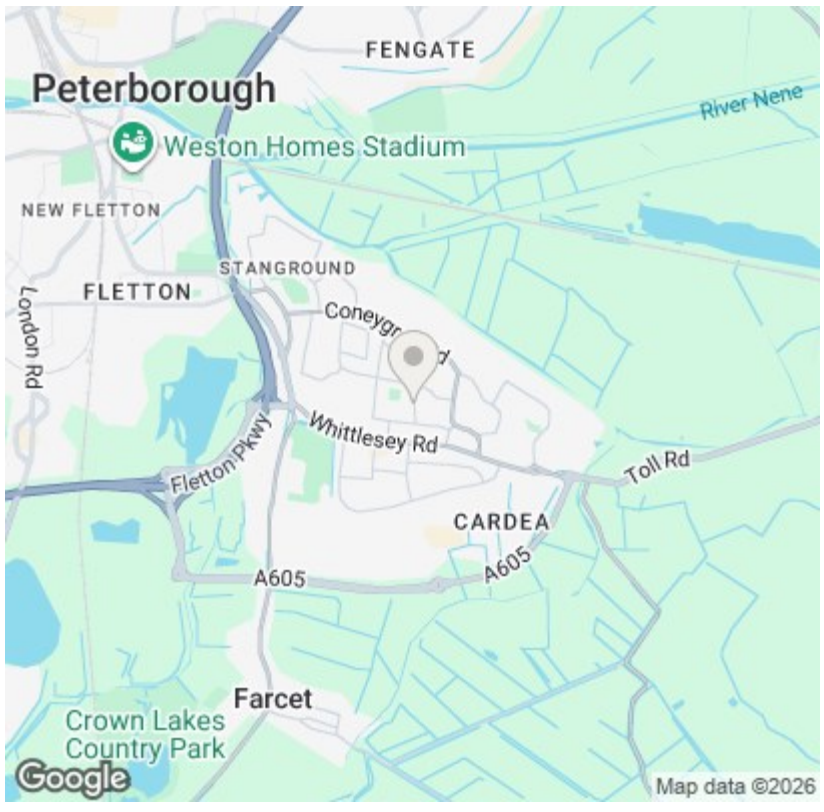
Stanground, Peterborough, PE2 8QG

**Offers In Excess Of £245,000 - Freehold , Tax Band - B**

3 1 2

## Floor Plan

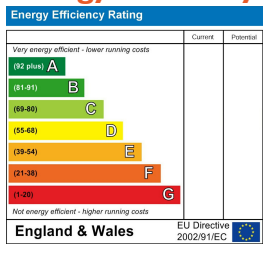
## Area Map




## Viewing

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.

## Energy Efficiency Graph




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 guarantee. 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 licencing 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.

# St. George Avenue

## Stanground, Peterborough, PE2 8QG

A spacious three bedroom semi detached family home set on the popular St George Avenue, offering generous living accommodation, two reception rooms, and excellent potential to add value. The property benefits from a detached garage with a versatile hobby room or workshop, a private enclosed rear garden, and off road parking for multiple vehicles. Requiring some cosmetic updating, this is an ideal opportunity for buyers looking to personalise a home in a well connected location close to local amenities and transport links.

This well proportioned home is approached via a welcoming entrance hall which leads through to the main living areas. The bay fronted dining room sits to the front of the property, providing a bright and inviting space ideal for entertaining or family meals. To the rear, the living room offers a comfortable setting with direct access through to the kitchen, creating a natural flow throughout the ground floor. The kitchen itself is of an impressive length, offering ample worktop and storage space, with access to a useful downstairs WC and utility room to the rear, adding practicality for everyday living.
Upstairs, the landing gives access to three bedrooms and the family bathroom. The master bedroom is a well sized double, complemented by a second double bedroom and a third bedroom which would suit a child's room, home office, or nursery. The bathroom is centrally located and serves all rooms. Externally, the property continues to impress with a private enclosed rear garden, providing a great space for outdoor enjoyment. A key feature is the detached garage along with a separate hobby room or workshop, ideal for those needing additional workspace, storage, or potential for a variety of uses. To the front, there is off road parking for multiple vehicles. The property is situated in a convenient location within easy reach of local amenities and bus routes, making it ideal for families and commuters alike. Offered with a virtual tour available, this home presents a fantastic opportunity to create a long term family residence.

**Entrance Hall**
1.99 x 3.67 (6'6" x 12'0")

**Dining Room**
3.72 x 3.31 (12'2" x 10'10")

**Living Room**
3.37 x 3.61 (11'0" x 11'10")

**Kitchen**
2.21 x 6.60 (7'3" x 21'7")

**WC/Utility Room**
1.32 x 2.14 (4'3" x 7'0")

**Landing**
1.24 x 2.40 (4'0" x 7'10")

**Master Bedroom**
3.07 x 3.80 (10'0" x 12'5")

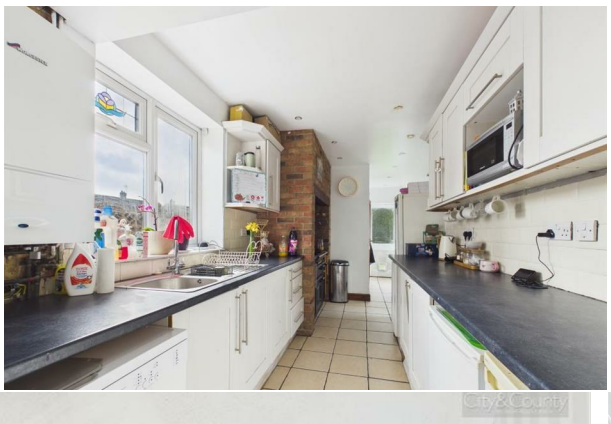
**Bedroom Two**
3.43 x 3.19 (11'3" x 10'5")

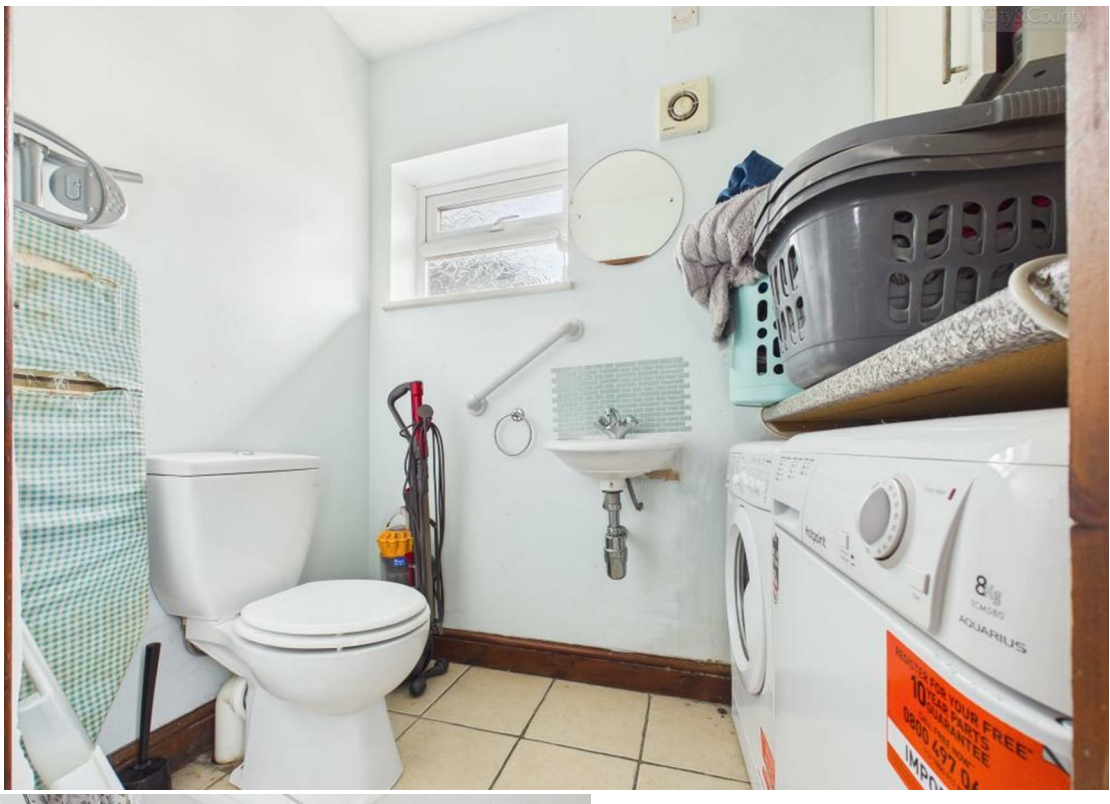
**Bathroom**
2.23 x 1.76 (7'3" x 5'9")

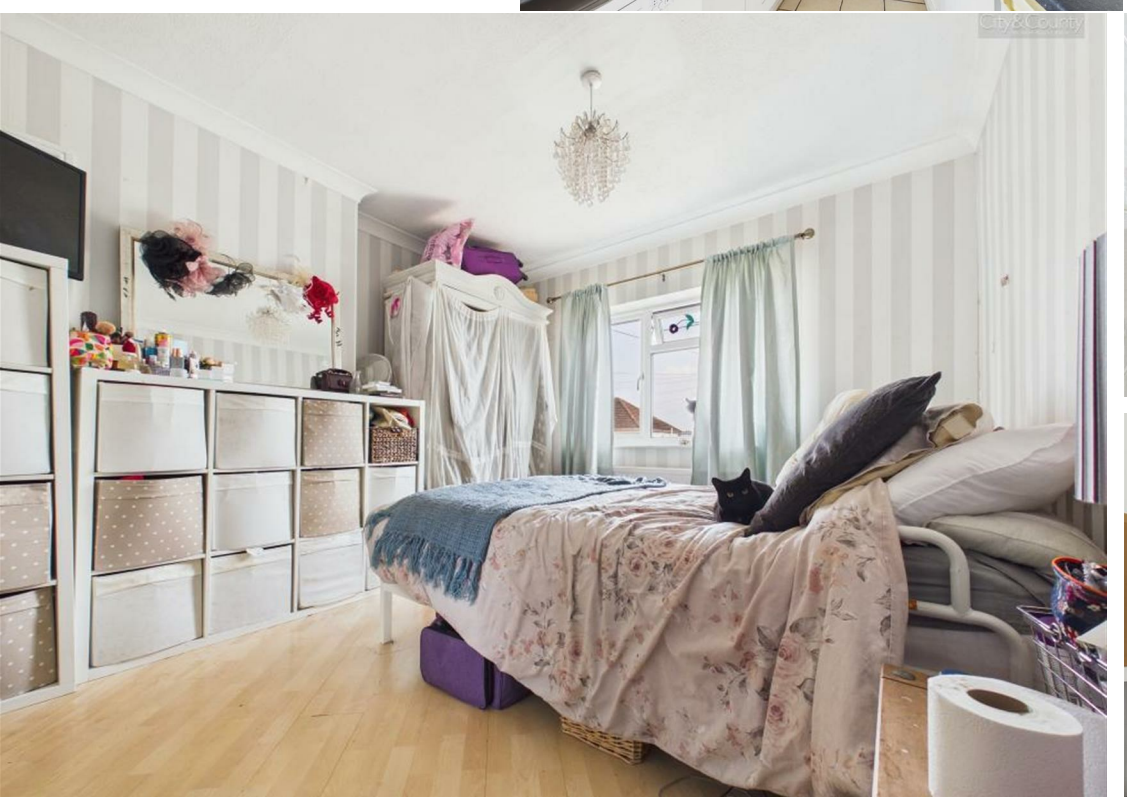
**Bedroom Three**
2.27 x 2.71 (7'5" x 8'10")

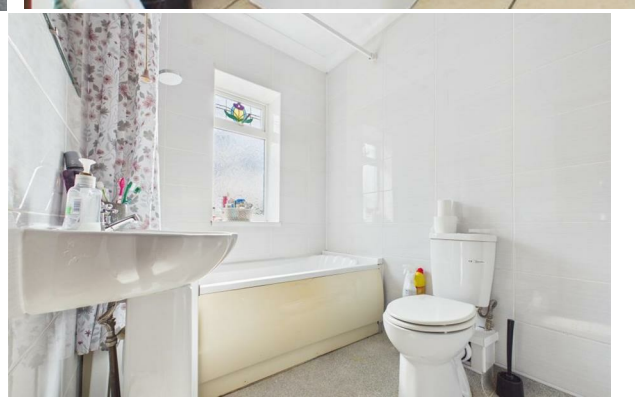
**Hobby Room**
2.75 x 2.65 (9'0" x 8'8")

**EPC - C**
70/76









**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 (answer yes if there are restrictions, eg does not allow pets): 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: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1800Mbps
Mobile Coverage: EE - Excellent, O2 - Excellent, Three - Great, 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.