

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 LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.

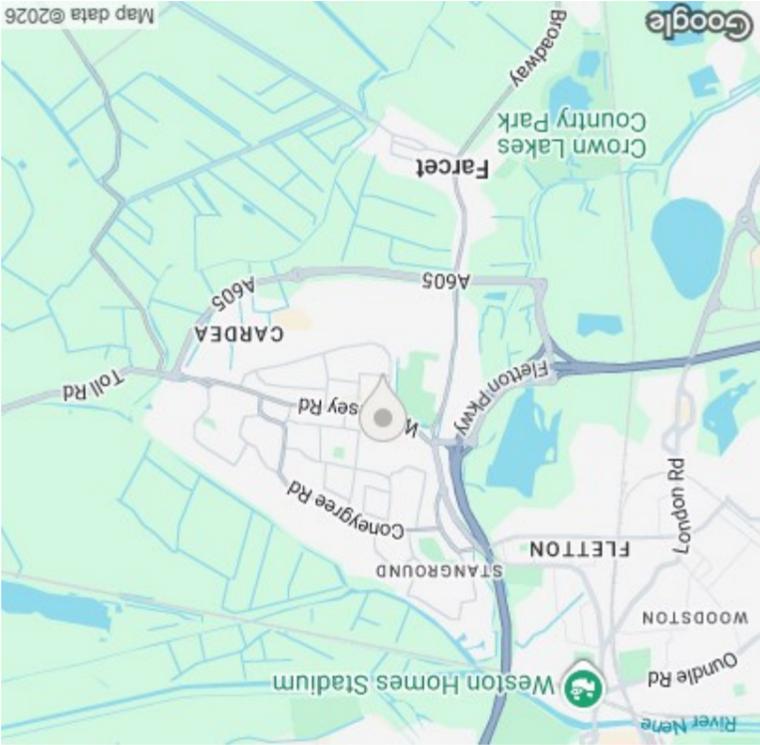
Viewing

Energy Efficiency Rating	
Current	Minimum
A (92-100)	A (89-91)
B (81-91)	B (75-80)
C (69-80)	C (65-74)
D (55-68)	D (51-64)
E (39-54)	E (35-50)
F (29-38)	F (25-34)
G (1-28)	G (1-24)

Any energy efficient - lower rating costs
Any energy inefficient - higher rating costs

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map



Floor Plan



Poulter Avenue
Stanground, Peterborough, PE2 8RE

Guide Price £249,995 - Freehold , Tax Band - C



Poulter Avenue

Stanground, Peterborough, PE2 8RE

Guide Price £249,995 - £260,000

Offered to the market for the very first time since the 1950s, this extended semi-detached home on the ever-popular Poulter Avenue in Stanground, Peterborough presents a rare opportunity to acquire a property that has been lovingly maintained by its original owners. Boasting generous living accommodation, a substantial garage with inspection pit, off road parking, and a private rear garden, the home is offered with no forward chain and probate granted, making it an ideal purchase for families, investors, or car enthusiasts alike.

Positioned on the ever-popular Poulter Avenue in Stanground, Peterborough, this extended semi-detached home is being offered to the market for the very first time, having been lovingly owned and occupied by the same family since the 1950s, presenting a rare opportunity to acquire a property rich in history and potential. Approached via off road parking to the front, the property welcomes you through an entrance porch which leads into the entrance hall, providing access to the principal ground floor accommodation and stairs rising to the first floor. To the front aspect is a well-proportioned dining room, ideal for formal entertaining or family gatherings, while the comfortable living room offers a cosy yet spacious setting for everyday relaxation. Moving through, the kitchen diner forms the heart of the home, offering ample space for both cooking and casual dining, and in turn leads to a useful utility room with additional storage and workspace. A convenient ground floor W/C is accessed from the inner hallway, which also connects to the substantial garage – a fantastic feature for car enthusiasts, complete with an inspection pit already installed, making it perfectly suited for vehicle maintenance or hobby use. Beyond the garage, an impressive extended storage room/workshop runs along the rear, providing exceptional versatility for further workshop space, storage or potential conversion subject to the necessary consents. Upstairs, the first floor landing gives access to three bedrooms, including a generous master bedroom, a well-sized second bedroom and a third bedroom ideal as a child's room, guest space or home office, all served by a family bathroom. Externally, the property enjoys a generous and private rear garden, offering a wonderful outdoor space for families, keen gardeners or those simply seeking a peaceful retreat. Benefiting from gas central heating and full uPVC double glazing throughout, the home offers comfort and efficiency while still presenting scope for modernisation and personalisation to suit individual tastes. Probate has been granted and the property is offered for sale with no forward chain, ensuring a smooth transaction for prospective buyers. Combining its extended layout, substantial garage and workshop facilities, desirable location and long-standing family ownership, this is a unique opportunity to secure a well-loved home with immense potential in one of Stanground's most sought-after residential addresses.

- Entrance Porch**
1.79 x 0.57 (5'10" x 1'10")
- Entrance Hall**
1.97 x 3.70 (6'5" x 12'1")
- Dining Room**
3.64 x 3.79 (11'11" x 12'5")
- Living Room**
3.31 x 3.72 (10'10" x 12'2")
- Utility Room**
3.13 x 3.73 (10'3" x 12'2")
- Kitchen Diner**
2.29 x 5.30 (7'6" x 17'4")
- Landing**
1.21 x 2.17 (3'11" x 7'1")
- Master Bedroom**
3.39 x 4.40 (11'1" x 14'5")



- Bedroom Two**
3.39 x 3.21 (11'1" x 10'6")
- Bathroom**
2.25 x 1.85 (7'4" x 6'0")
- Bedroom Three**
2.26 x 2.85 (7'4" x 9'4")
- Garage**
2.40 x 12.84 (7'10" x 42'1")
- Hallway**
2.94 x 2.30 (9'7" x 7'6")
- WC**
1.26 x 2.26 (4'1" x 7'4")
- Storage Room/Workshop**
2.97 x 8.92 (9'8" x 29'3")
- EPC - D**
64/71



- Tenure - Freehold**
- IMPORTANT LEGAL INFORMATION**
- Construction: Standard
 Accessibility / Adaptations: Ramped Access, Stair Lift, Wet Room
 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: Double Garage, Driveway Private
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Gas Mains
 Internet connection: Fibre
 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.