



St. George Avenue, PETERBOROUGH
Offers in Excess of £270,000 Freehold

**Sharman
Quinney**

Key Features



- Extended End Terraced Home
- Four Bedrooms
- Lounge/Diner
- Garage
- Outside WC

Located in a popular part of Stanground which is located close to local shops and schools, this spacious Extended Established Family Home features a good sized enclosed rear garden and in brief the accommodation comprises of, Entrance with stairs to the first floor, door to giving access to the Lounge/Diner with a window to rear overlooking the rear garden, door to the Kitchen which has a range of fitted base and eye level units, worktops with a single drainer sink unit, space for a cooker, fridge/freezer and plumbing for a washing machine, part glazed door to the rear garden. From the First Floor landing doors giving access to the Four Bedrooms and to the Family Bathroom. Outside frontage open plan, the metal up and over door opens up to the garage which has light and power connected, personal door to the rear garden (there is no drop kerb giving



access to the garage) Rear garden is enclosed laid mainly to lawn, within the garden there an outbuilding comprising of, outside WC and two storage rooms.

Entrance Hall - 10'2"max x 7'5"max (including stairs)

Lounge/Diner - 19'9"max x 12'max (including chimney)

Kitchen - 9'3" x 7'5"

First Floor Landing

Bedroom 1 - 15'5"max x 9'6"max

Bedroom 2 - 15'8" x 8'5"

Bedroom 3 - 13'6"max x 9'9"max

Bedroom 4 - 6'4" x 6'4" (excluding recess)

Recess - 3'2" x 2'4"

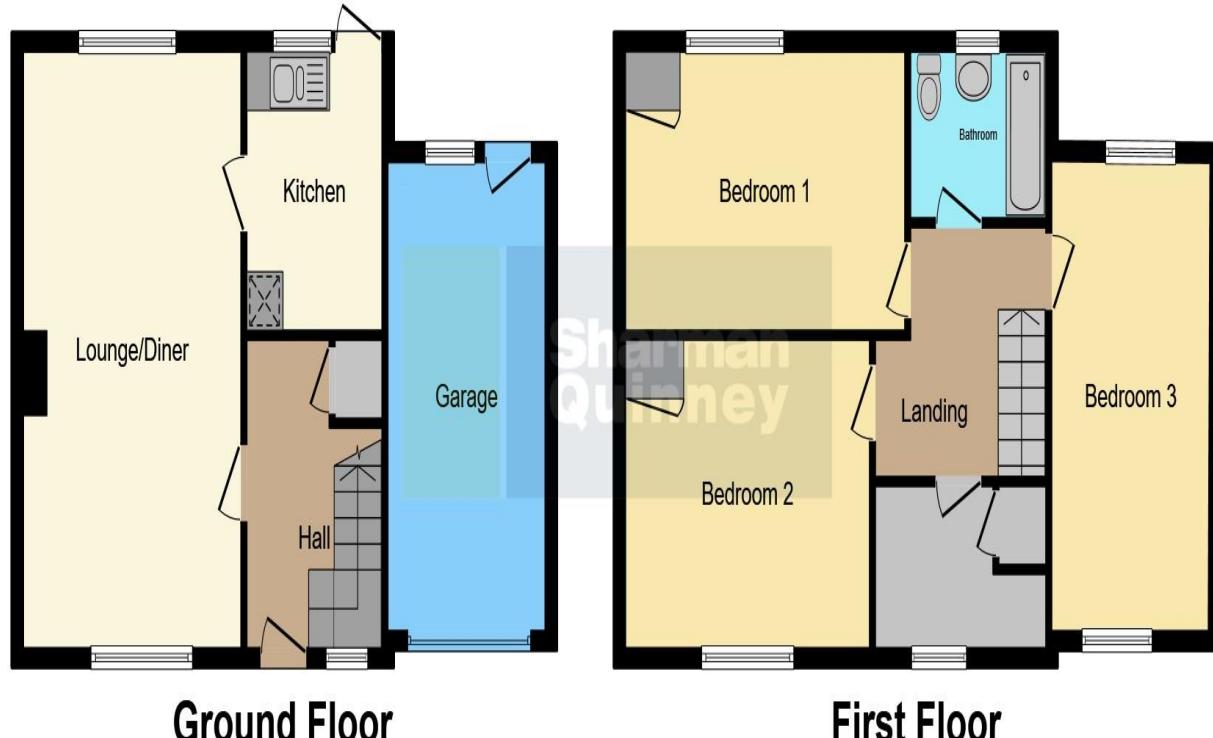
Bathroom - 7'4"max x 5'4"max

Garage- 16' x 8'7" (no drop kerb access)

Outbuilding Includes -
Outside WC - 4'6" x 4'5"

Storage Room 1 - 4'6" x 4'5"





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.focalagent.com

Storage Room 2 - 8'1" x 6'

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01733 896222

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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