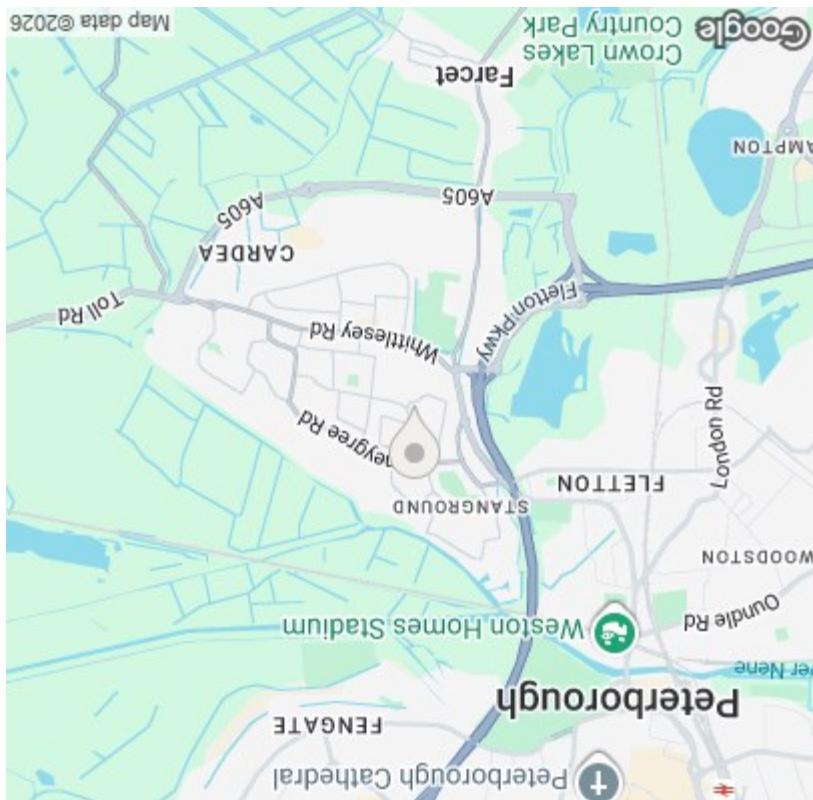
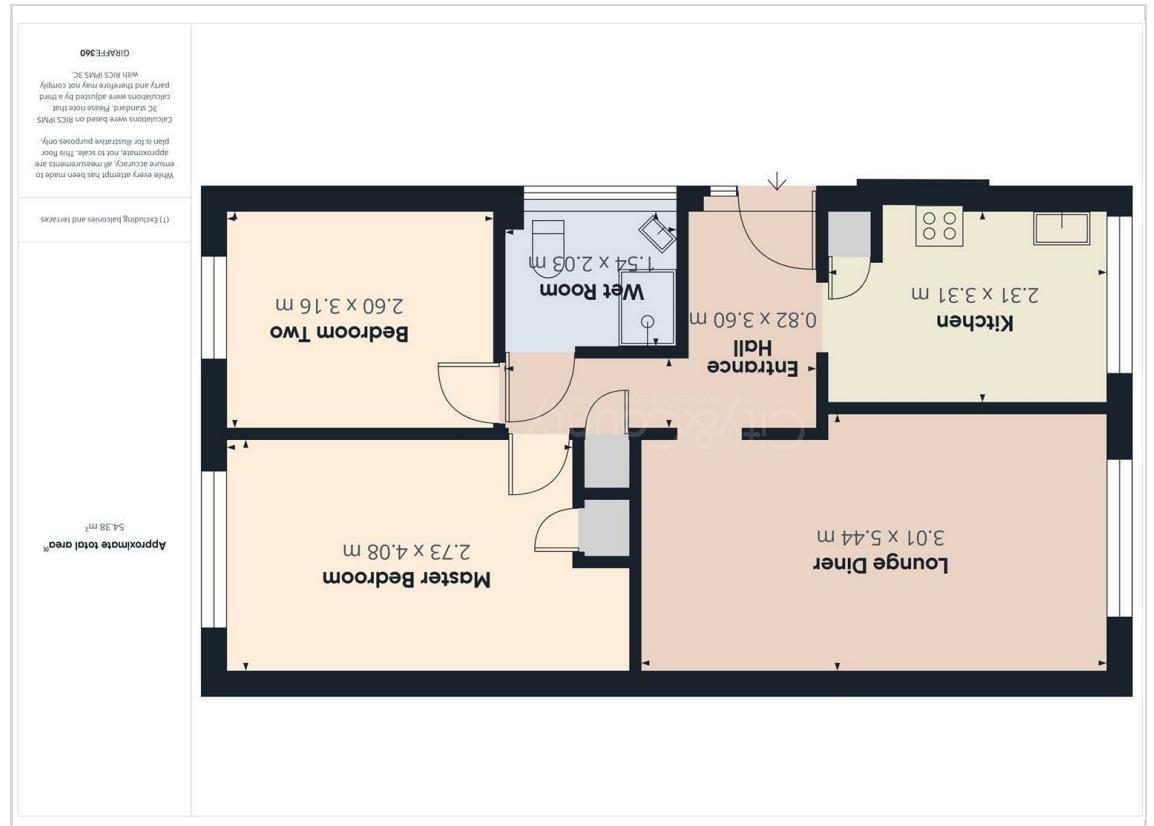


Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing  
apponiment for this property or require further information.

Viewing



## Area Map



## Floor Plan



## Thurning Avenue

Stanground, Peterborough, PE2 8QW

**Offers In Excess Of £199,999 - Freehold . Tax Band - B**



## Thurning Avenue

Stanground, Peterborough, PE2 8QW

Two bedroom semi-detached bungalow offered with no forward chain, situated on the popular Thurning Avenue. This well proportioned home benefits from a spacious living dining room, front and rear gardens, off road parking, and a long detached tandem garage. Ideally suited for downsizers or buyers seeking single level living, the property is conveniently located within easy reach of local amenities and transport links.

Offered to the market with no forward chain, this two bedroom semi-detached bungalow on Thurning Avenue presents an excellent opportunity for buyers looking to downsize or enjoy the ease of single level living in a well established residential area. The property welcomes you into an entrance hall which provides access to all rooms. To the front of the home is a generous kitchen with ample space for storage and work surfaces. The lounge diner is a particularly impressive room, stretching over five metres in length, offering plenty of space for both living and dining furniture and creating a bright, comfortable area for everyday living and entertaining. There are two well sized bedrooms, including a spacious master bedroom and a second bedroom ideal for guests, a home office, or additional storage. The wet room is centrally located and designed for practicality and ease of use. Externally, the property enjoys both front and rear gardens, providing pleasant outdoor space with potential for landscaping or low maintenance design. There is off road parking to the front and a long detached tandem garage which offers excellent storage, workshop space, or secure parking for multiple vehicles. Situated within proximity to local shops, amenities, and transport links, this bungalow combines convenience, comfort, and potential, making it an ideal purchase for downsizers or those seeking a manageable home in a popular location. Probate has been granted for this property.

Probate has been granted for this property.

**Entrance Hall**  
0.82 x 3.60 (2'8" x 11'9")

**Lounge Diner**  
3.01 x 5.44 (9'10" x 17'10")

**Kitchen**  
2.31 x 3.31 (7'6" x 10'10")

**Master Bedroom**  
2.73 x 4.08 (8'11" x 13'4")

**Wet Room**  
1.54 x 2.03 (5'0" x 6'7")

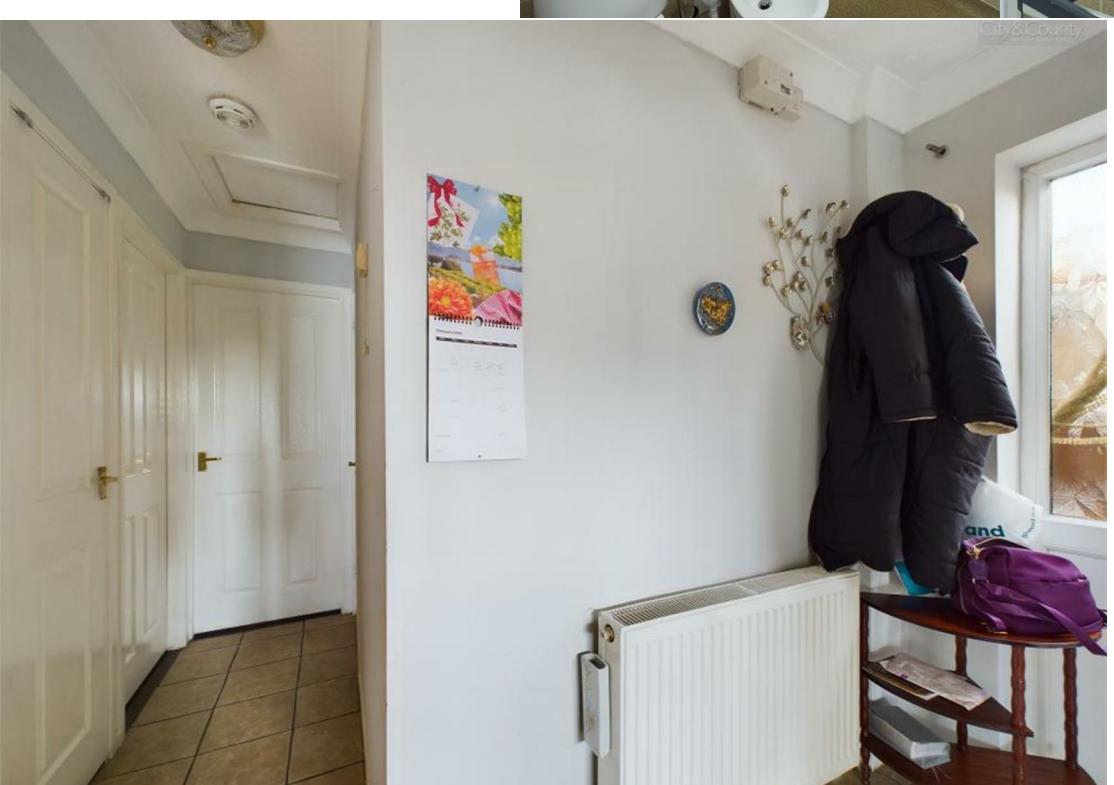
**Bedroom Two**  
2.60 x 3.16 (8'6" x 10'4")

**Car Port**  
2.65 x 8.94 (8'8" x 29'3")

**Garage**  
2.50 x 10.54 (8'2" x 34'6")

**EPC - C**  
72/79

**Tenure - Freehold**



### IMPORTANT LEGAL INFORMATION

Construction: Standard  
Accessibility / Adaptations: Lateral Living, 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: Garage, Garage Carport, Off Street Parking  
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 - Great, 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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

