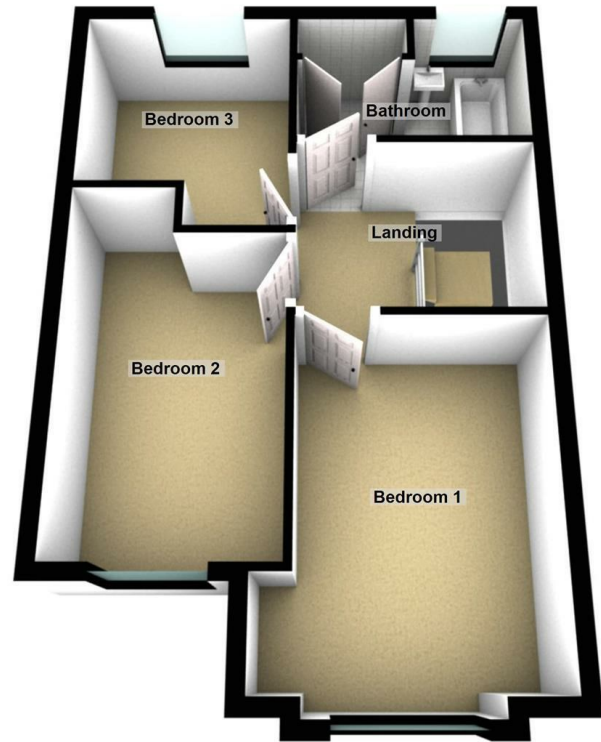


Ground Floor



- ENTRANCE PORCH
- BEDROOM 4
- EN-SUITE SHOWER ROOM
- LIVING ROOM
- DINING AREA
- KITCHEN
- CONSERVATORY

First Floor



- FIRST FLOOR LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- SINGLE GARAGE



Woodcock Holmes
 20a Tesla Court, Innovation Way,
 Peterborough PE2 6FL

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Magnolia Avenue
 Longthorpe, Peterborough, PE3 9QT
 £280,000



Magnolia Avenue Longthorpe, Peterborough PE3 9QT

A well-proportioned semi-detached home offered with no forward chain, occupying a pleasant cul-de-sac position adjacent to green open space in the sought-after area of Longthorpe. Offering flexible family accommodation, garage and driveway, enclosed gardens, and excellent potential to update and personalise.

- AVAILABLE WITH NO FORWARD CHAIN
- TUCKED AWAY AT THE END OF A QUIET CUL-DE-SAC
- POPULAR LONGTHORPE LOCATION
- FLEXIBLE THREE/FOUR BEDROOM ACCOMMODATION
- DETACHED SINGLE GARAGE AND DRIVEWAY PARKING
- ENCLOSED REAR GARDEN WITH VEGETABLE PATCH AND STORAGE SHEDS
- CLOSE TO FERRY MEADOWS, CITY HOSPITAL, GOOD SCHOOLS AND LOCAL AMENITIES
- GROUND FLOOR BEDROOM/STUDY WITH EN-SUITE SHOWER ROOM
- IDEAL FAMILY HOME WITH SCOPE TO MODERNISE
- CONSERVATORY OVERLOOKING THE REAR GARDEN

Viewings: By appointment
£280,000

ENTRANCE PORCH

Door to side, access to bedroom 4 and living room, radiator.

BEDROOM 4

11'5" x 7'4"

Window to front, radiator, access to:

EN-SUITE SHOWER ROOM

3'6" x 7'4"

Three-piece suite with WC, wash hand basin and shower cubicle with tiled surround, radiator.

LIVING ROOM/DINING AREA

22'4" max x 10'9" max

Window to front and rear, fitted carpet, stairs to first floor with store space under, radiators, door to kitchen:

KITCHEN

Window and door to rear, fitted kitchen with a matching range of base and eye level units, fitted worktops, fitted sink drainer, space for appliances, radiator.

CONSERVATORY

Brick base built, double glazed window surround, tiled flooring, door to side.

FIRST FLOOR LANDING

Fitted carpet, access to:

BEDROOM 1

12'4" x 9'6"

Window to front, fitted carpet, fitted wardrobe, radiator.

BEDROOM 2

11'3" x 8'6"

Window to front, fitted carpet, radiator.

BEDROOM 3

7'5" x 8'6"

Window to rear, fitted carpet, radiator.

BATHROOM

5'8" x 9'4"

Obscure window to rear, three piece suite with bath, WC and wash hand basin, airing cupboard.

OUTSIDE

Driveway to the front leading to a detached garage with up and over door to front. Front lawn area leading to the front of the property. Enclosed rear garden with lawned areas, mature planting, a vegetable patch and useful storage sheds.

LOCATION

Longthorpe is one of Peterborough's most sought-after residential areas, renowned for its leafy surroundings, excellent amenities and convenient access to the city centre. The area offers a strong sense of community whilst remaining exceptionally well connected, with the A47 providing excellent road links for commuters travelling across the region.

The property enjoys a particularly desirable position adjacent to open green space, creating a pleasant outlook and offering direct pedestrian access to the local school without the need to cross any roads, making it an ideal setting for families. Nearby amenities include a range of local shops, services and leisure facilities, whilst Peterborough City Hospital is also within easy reach.

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

