

5 Granville Avenue, Northborough, Peterborough, PE6 9DB



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Capitol Lettors

Capitol Lettors Sales & Letting Agents

PO Box 1476, Peterborough, Cambs, PE2 2WX

Tel: 01733 553366

Email: Enquiries@capitollettors.com • www.capitollettors.com

VAT No. 922 2845 32 • Company Registration No. 6218276



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£250,000 Freehold

This Semi-Detached Bungalow is situated in the desirable village of Northborough, North of Peterborough. The bungalow is located allowing easy & quick access into Peterborough, Stamford & The Deepings.

The property offers gas central heating, uPVC double glazing, entrance hall, lounge, kitchen/diner with appliances, two bedrooms, bathroom with shower over bath, gardens to front and rear, parking and single garage.



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### Hall

1.87m x 4.75m (6' 2" x 15' 7") Approx  
uPVC front door, loft hatch. wall mounted  
thermostat, airing cupboard housing radiator &  
shelving, radiator, 2x phone points, wood effect  
vinyl flooring. Gas boiler is in loft. This you  
would need to check with your solicitor.

### Living Room

3.95m x 3.65m (13' 0" x 12' 0") Approx  
uPVC bay window, gas fire with wooden hearth  
& marble surround (currently capped), 2x  
radiators, TV & phone points, fitted carpet.

### Bedroom 1

3.66m x 3.04m (12' 0" x 10' 0") Approx  
uPVC window, fitted wardrobe & chest of  
draws, radiator, TV cable, fitted carpet.

### Bedroom 2

3.10m x 3.04m (10' 2" x 10' 0") Approx  
uPVC window, radiator, TV cable, fitted carpet.

### Kitchen/Diner

5.26m x 2.89m (17' 3" x 9' 6") Approx  
uPVC rear door, 2x uPVC windows, fuse board,  
eye & base level wooden units with  
complimentary black worktops & tiled  
splashbacks, fitted oven with hob & extractor  
above, sink with draining board, radiator, vinyl  
flooring.

### Bathroom

1.87m x 1.93m (6' 2" x 6' 4") Approx  
Frosted uPVC window, fully tiled walls, three  
piece suite comprising of low level WC, wash  
hand basin & paneled bath with shower off  
mixer taps & electric shower, radiator, vinyl  
flooring.

### Garage

2.51m x 5.32m (8' 3" x 17' 5") Approx  
Up & over garage door, wooden side door,  
power & lighting.

### External - Front

Block paved driveway to the front & down the  
side of the property, lawn area with mature  
shrubs, iron gate giving access down the side of  
the property.

### External - Rear

Enclosed by fence panels & mature conifers,  
this large garden is mainly laid to lawn,  
slabbed patio area, green house, vegetable patch  
& boarders with plants/shrubs. stone pathway  
to side garage door.

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.  
Plan produced using PlanUp.

Granville Avenue

