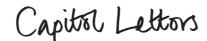
5 Granville Avenue, Northborough, Peterborough, PE6 9DB





Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.



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



5 Granville Avenue, Northborough, Peterborough, PE6 9DB £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' O" x 12' O") 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.





This plan is for illustration purposes only and may not be r Granville Avenue





e of the property. Plan may not be to scale

