



10 ANDREA CLOSE, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8JU

£285,000



PENNELL & PARTNERS

Pennell & Partners, 5 Cross Street, Peterborough, PE1 1XA - 01733 209222 - hello@pennellandpartners.co.uk

ABOUT THE PROPERTY

Welcome to this spacious three bedroom semi-detached property, tucked away in a quiet CUL-DE-SAC location of Stanground. This extended family home offers a perfect balance of modern comfort and external space.

The property has been extended and upgraded by its current owner over the years and is well presented throughout.

Situated South of the river, this generous property benefits from having Three good sized bedrooms, Extended Open plan kitchen, three reception rooms, extended garage, driveway parking for multiple vehicles and spacious rear garden.

Andrea Close is located in Stanground and is within close proximity to a range of Schools, Supermarkets, Amenities and Transport links. The property is also within a short drive to the City Centre and links to A1 North and South.

Viewings are highly advised, for further information, please contact our Sales Team.

EPC Rating: C (71)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ENTRANCE HALL

DINING ROOM

3.60m x 3.30m (11' 10" x 10' 10")

LIVING ROOM

3.60m x 3.30m (11' 10" x 10' 10")

SITTING ROOM

2.20m x 3.00m (7' 3" x 9' 10")

KITCHEN

5.10m x 2.20m (16' 9" x 7' 3")

FIRST FLOOR LANDING

MASTER BEDROOM

3.80m x 3.30m (12' 6" x 10' 10")

BEDROOM TWO

3.40m x 4.50m (11' 2" x 14' 9")

BEDROOM THREE

2.20m x 2.87m (7' 3" x 9' 5")

FAMILY BATHROOM