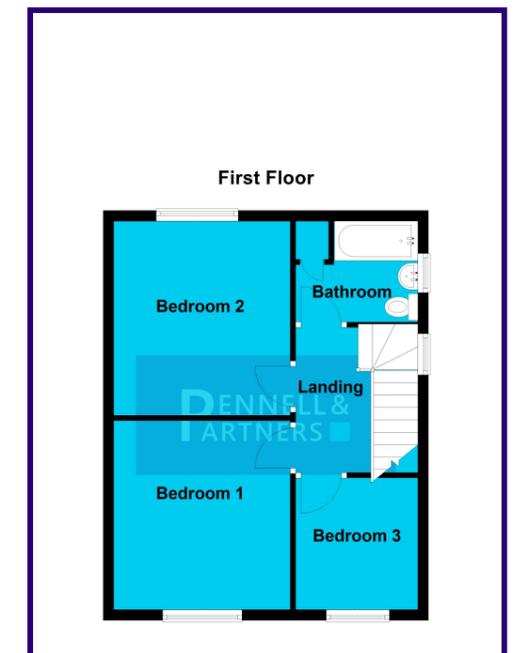
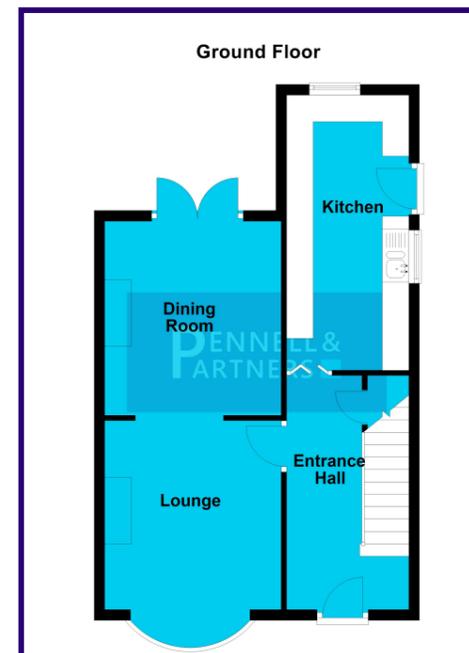




PENNELL & PARTNERS
SALES & LETTINGS AGENT EST. 2005

7 ANDREA CLOSE, STANGROUND, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8JU

£260,000



PENNELL & PARTNERS

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

ABOUT THE PROPERTY

Spacious and traditional THREE bedroom semi-detached house WITH GARAGE & DRIVEWAY. Situated on a good size corner plot in a quiet cul-de-sac location, this home comes with the benefit of double glazing and gas central heating. Situated just a short drive from the train station and city centre, and within walking distance of shops and schools. The property features two reception rooms, providing versatile living space. Additionally, the single garage and driveway parking add a practical touch to this inviting home.

Outside the generous outdoor space that this property boasts, the generous corner plot is fully enclosed. With a good sized lawn area and patio, greenhouse, sheds, and a large fish pond. The side access gate to the front and the single garage provide convenient access, while the driveway parking, capable of accommodating up 3 to 4 vehicles. The single garage comes equipped with a metal up and over door, power, and light.

EPC Rating: D (59)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	59
(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

Lounge

10' 09" x 11' 09" (3.28m x 3.58m)

Dining Room

10' 9" x 11' 9" (3.28m x 3.58m)

Kitchen

16' 8" x 7' 5" (5.08m x 2.26m)

FIRST FLOOR

Bedroom 1

12' 6" x 11' 1" (3.81m x 3.38m)

Bedroom 2

11' 1" x 10' 0" (3.38m x 3.05m)

Bedroom 3

9' 1" x 7' 4" (2.77m x 2.24m)

Family Bathroom

OUTSIDE

Outside the generous outdoor space that this property boasts, the generous corner plot is fully enclosed. With a good sized lawn area and patio, greenhouse, sheds, and a large fish pond. The side access gate to the front and the single garage provide convenient access, while the driveway parking, capable of accommodating up 3 to 4 vehicles. The single garage comes equipped with a metal up and over door, power, and light.

SINGLE GARAGE & DRIVEWAY