



**11 Wright Avenue, Stanground PE2 8TR**

**£280,000**



\*\*\* BEAUTIFUL MODERNISED ESTABLISHED FAMILY HOME \*\*\* " This immaculately presented traditional three bedroom semi detached property has been modernised throughout with refitted kitchen and bathroom and offers fantastic family accommodation. The entrance porch and hall provide a great space with doors leading to the two reception rooms and kitchen from which there is access to a utility room and downstairs cloakroom. There are three bedrooms and family bathroom on the first floor. Outside there is an extensive driveway, covered car port with electric door and large workshop. EPC Energy Rating - C/Council Tax Band - C".



## PORCH

2' 4" x 5' 7" (0.71m x 1.70m) (approx) Door to front, door to:-

## ENTRANCE

6' 3" x 11' 9" (1.91m x 3.58m) (approx) Understairs cupboard, radiator and stairs to first floor.

## LIVING ROOM

11' 0"(min)(3.35m) 12' 5" (into bay) x 12' 0"(max)(3.78m x 3.66m) (approx) UPVC double glazed bay window to front and radiator.

## KITCHEN

7' 4" x 8' 6" (2.24m x 2.59m) (approx) Fitted with a range of base units with work surfaces over, sink with mixer tap, integrated oven, gas hob, space for a fridge / freezer and open serving hatch. Window to side, open to:-.

## DINING ROOM

10' 9"(max) x 11' 9" (3.28m x 3.58m) (approx) French Doors to rear and radiator.

## UTILITY

7' 4"(max) x 7' 5"(max) (2.24m x 2.26m) (irregular shape) (approx) Plumbing for a washing machine, space for a tumble dryer, window to side and door to side.

## CLOAKROOM

3' 2" (max)x 5' 0"(max) (0.97m x 1.52m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and heated towel rail. Window to side.

## FIRST FLOOR LANDING

UPVC double glazed window to side.

## BEDROOM 1

9' 0" (to wardrobe) x 11' 2" (to wardrobe) (2.74m x 3.40m) 12' 5" (3.78m) (approx) Window to front, built in wardrobes and radiator.

## BEDROOM 2

10' 6" x 11' 2"(max) (3.20m x 3.40m) (approx) Window to rear , loft access and radiator.

## BEDROOM 3

7' 3" x 9' 4"(max) (2.21m x 2.84m) (approx) Window to front and radiator.

## BATHROOM

6' 0" x 7' 3" (1.83m x 2.21m) (approx)Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, heated towel rail and cupboard. Window to side.

## OUTSIDE

## LEAN TO

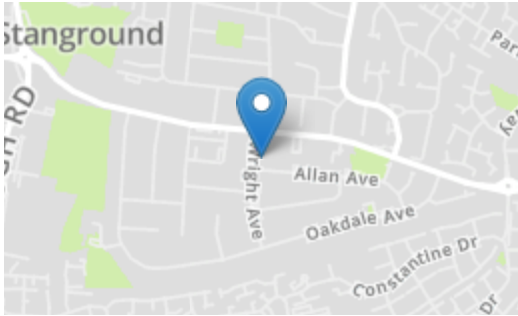
10' 1" x 26' 1" (3.07m x 7.95m) (approx)

## WORKSHOP

12' 9" x 16' 5" (3.89m x 5.00m) (approx) Window to rear.

## AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

