



58 Woodhurst Road, Stanground PE2 8PQ

£260,000



*** DOUBLE GARAGE *** " Sold with no onward chain, this extended 3 bedroom semi detached home is situated in a popular location within Stanground. Featuring a porch, entrance hall, snug, living room, kitchen/diner, downstairs shower room, 3 bedrooms, family bathroom, double garage and a driveway. Viewings are highly recommended. EPC Energy Rating - D/Council Tax Band - B ".

PORCH

3' 6" x 7' 8" (1.07m x 2.34m) (approx)
Door to front, windows to front and side, door to :-

HALLWAY

5' 7" (max)x 16' 0" (1.70m x 4.88m) (approx)
Radiator and stairs to first floor.

RECEPTION ROOM

10' 2"(max)(3.10m) 8' 6" (min) x 9' 7" (2.59m x2.92m) (approx)
Window to front and radiator.

INNER HALL

4' 1" x 7' 4" (1.24m x 2.24m) (approx)

SHOWER ROOM

5' 3" x 7' 1" (1.60m x 2.16m) (approx)
Fitted with a three piece suite comprising low level W/C, wash hand basin, shower cubicle and heated towel rail. Window to side.

RECEPTION 2

8' 9"(min) x 15' 4" (2.67m x 4.67m) (approx)
Radiator and French doors to:-

KITCHEN / DINER

13' 1" x 14' 1" (3.99m x 4.29m) (approx)
Fitted with a range of base and eye level units with work surfaces over, stainless steel sink unit with mixer tap, space for a gas cooker, space for undercounter fridge. Window to side, window to rear and door to rear.

FIRST FLOOR LANDING

Window to side cupboard and loft

BEDROOM 1

13' 0"(min) (3.96m) 15' 2"(into wardrobe) x 9' 6" (4.62m x2.90m) (approx)
Window to front, built in wardrobe and radiator.

BEDROOM 2

9' 5" x 9' 9" (2.87m x 2.97m) (approx)
Window to rear and radiator.

BEDROOM 3

8' 2"(max) x 7' 3" (2.49m x 2.21m) (approx)
(L - Shape) Window to front, cupboard and radiator.

BATHROOM

6' 1" x 6' 4" (1.85m x 1.93m) (approx)
Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OUTSIDE

The front of the property has a driveway.

GARAGE

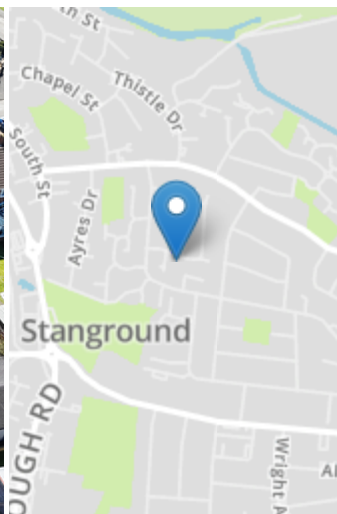
18' 8" x 24' 2" (5.69m x 7.37m) (approx)
Double garage with up and over door, window to rear and door to rear.

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.

AGENT NOTE

The home owner has advised us that the gas fire point has been cut off, so this cant be used.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	65	82
(81-91) B		
(69-80) C		
(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