



173 SOUTHFIELDS AVENUE, STANGROUND, PETERBOROUGH, CAMBRIDGESHIRE. PE2 8RY

£250,000



**PENNELL & PARTNERS**

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ABOUT THE PROPERTY

A fantastic opportunity to acquire this well-proportioned three-bedroom semi-detached home situated in the ever-popular Southfields Avenue, Stanground. Offered in good overall condition, the property would benefit from some minor cosmetic improvements, making it an ideal home for buyers looking to add their own personal touch.

On the ground floor, the accommodation comprises a welcoming entrance hall, a bright and airy lounge, a functional kitchen, and a separate dining room—perfect for family meals or entertaining guests.

Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. The property is presented in good condition throughout and offers excellent potential for a buyer to modernise and make it their own.

Outside, the property enjoys front and rear gardens with ample space for outdoor living. There is also the potential to create off-road parking or extend the property, subject to the necessary planning permissions.

Situated in a highly sought-after area of Stanground, Southfields Avenue is ideally located for access to local schools, shops, and amenities. Peterborough city centre and train station are also within easy reach, making it a convenient spot for commuters.

Early viewing is highly recommended to fully appreciate the potential this home offers.

EPC Rating:



ENTRANCE HALL

LOUNGE

3.60m x 4.34m (11' 10" x 14' 3")

KITCHEN

2.28m x 3.28m (7' 6" x 10' 9")

DINING ROOM

3.33m x 2.65m (10' 11" x 8' 8")

FIRST FLOOR

BEDROOM ONE

3.41m x 3.82m (11' 2" x 12' 6")

BEDROOM TWO

3.00m x 3.24m (9' 10" x 10' 8")

BEDROOM THREE

2.26m x 2.54m (7' 5" x 8' 4")

BATHROOM

2.24m x 1.81m (7' 4" x 5' 11")