

12 Ellwood Avenue, Peterborough, Cambridgeshire, PE2 8LY



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Capitol Lettors

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12 Ellwood Avenue, Peterborough, Cambridgeshire, PE2 8LY

NO CHAIN £285,000 Freehold

Set in Stanground this three bedroom detached bungalow offering entrance hall and porch, lounge, kitchen with cooker/hob, wet room, garden to front and rear, parking for several vehicles and single garage

Good access to Peterborough City Centre and all road networks

Local shops, schools etc nearby



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Entrance Hall - 2.67m x 1.45 (approx)

Glazed window and door to side aspect, and door to side aspect, radiator, central heating thermostat, telephone point

Lounge - 4.85m x 3.63m (approx)

Glazed window to front aspect, radiator, air vent, coved, feature brick fireplace with gas fire and hearth (we cannot guarantee if the fire works and would suggest this be checked by the buyer)

Kitchen - 3.28m x 3.25m (approx)

Part glazed door and window to side/porch, ceramic tiled flooring, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built in double electric oven, ceramic hob and extractor above, single drainer sink, wall mounted Baxi gas boiler serving hot water and central heating system

Entrance Porch - 3.28m x 0.61m (approx)

Made of UPVC construction with glazing and sliding door to all aspects

Inner Hallway

Coved and access to all bedrooms

Bedroom 1 - 3.53m x 3.00m (approx)

Glazed window to rear, radiator, coved

Bedroom 2 - 2.97m x 2.97m (approx)

Glazed window to rear, coved, radiator

Bedroom 3 - 2.56m x 2.24m (approx)

Glazed window to front, radiator

Wet room (bathroom) - 3.25m x 1.63m (approx)

Glazed window to side aspect, fully tiled, vinyl flooring, radiator, loft access, comprising of three piece bathroom suite with low level WC, pedestal wash hand basin and walk in wet room with Mira shower over, airing cupboard with hot water cylinder and immersion heater

Outside - Front

Mainly laid to patio area, shrubs and drive giving access to single garage

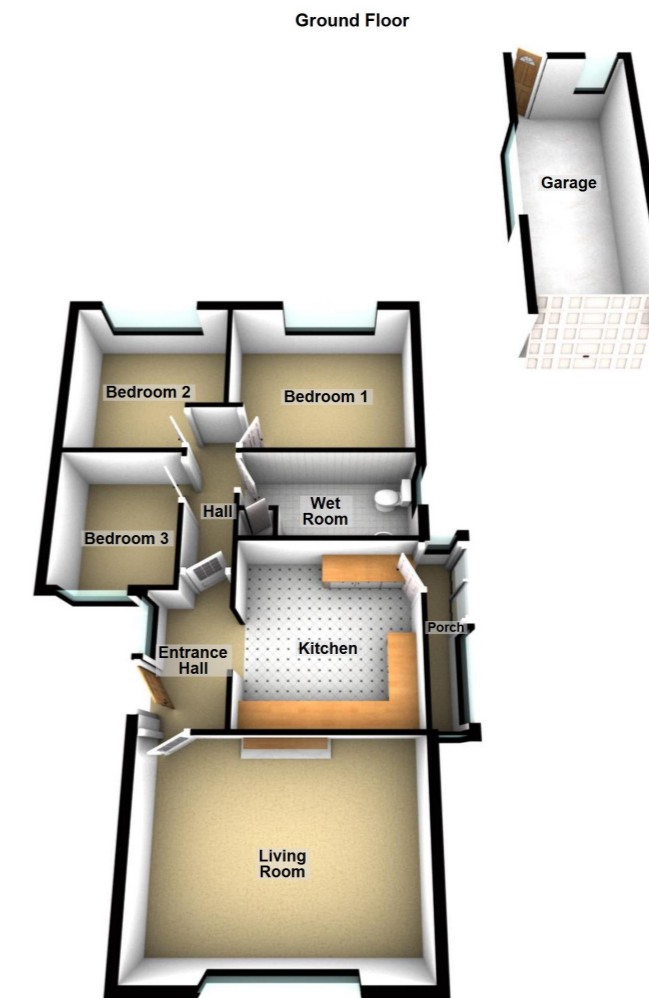
Outside - Rear

Mainly laid to patio, lawned area, shrubs, drive and access to single garage

Garage - 6.53m x 2.52m (approx)

Glazed window to side, door to rear, single up/over door, power and lighting

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		61	80

EU Directive 2002/91/EC  
England, Scotland & Wales

