

52 Grange Avenue, Peterborough, Cambridgeshire, PE1 4HH



Capitol Lettors

Capitol Lettors Sales & Letting Agents

PO Box 1476, Peterborough, Cambs, PE2 2WX

Tel: 01733 553366

Email: Enquiries@capitollettors.com • www.capitollettors.com

VAT No. 922 2845 32 • Company Registration No. 6218276



52 Grange Avenue, Peterborough, Cambridgeshire, PE1 4HH  
£285,000 Freehold

This established, semi-detached house is located just a stones throw away from Peterborough City Centre & Train Stations making it a great location for commuters. The surrounding area & City Centre offers all your necessary amenities including schools.

The property offers gas central heating, entrance hall, downstairs WC, lounge, dining room with open fire, kitchen, three bedrooms, family bathroom, separate WC, gardens to front & ready, driveway & single garage.

\*\*\* VIEWING HIGHLY RECCOMENDED \*\*\*

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.



www.capitollettors.com

Zoopa.co.uk  
Smarter property search

# 52 Grange Avenue, Peterborough, Cambridgeshire, PE1 4HH

## Entrance Hall

Part glazed door to front aspect, exposed wooden floor boards, radiator, wall light, stairs to 1st floor, central heating thermostat, understairs storage cupboard with shelving, electric/gas meters, electric fuses

## Lounge - 3.82m x 3.67m (approx)

Glazed window to front aspect, exposed floor boards, wall lights, television points, radiator, feature recess to wall

## Dining Room - 3.66m x 3.64m (approx)

Exposed floor boards, picture rail, radiator, original tiled fireplace with mantle and hearth, glazed door and windows to rear, open aspect to kitchen

## Breakfast Kitchen - 5.91m x 2.09m (approx)

Two glazed windows to side aspect, glazed door to rear aspect, vinyl flooring, space for fridge/freezer, under floor heating, stainless steel sink with taps over, recess lighting, inter-grated dishwasher and washing machine, Range style cooker with extractor above, feature electric socket tower, open aspect to dining room

## Downstairs Toilet

Glazed window to rear, part tongue/grooved to one wall, vinyl floor, low level WC and pedestal WC

## Stairs to 1st floor landing

Exposed floor boards, glazed window to side aspect, storage cupboard

## Seperate Toilet

Window to side aspect, vinyl flooring, low level WC

## Family Bathroom

Glazed window to rear, vinyl flooring, fully tiled, radiator, low level WC, panelled bath with shower over

## Bedroom 1 - 3.66m x 3.47m (approx)

Glazed window to front aspect, television point, radiator

## Bedroom 2 - 3.65m x 3.30m (approx)

Glazed window to rear, radiator, television point, storage cupboard and built in wardrobes

## Bedroom 3 - 2.34m x 2.29m (approx)

Feature glazed pyramid style window to front aspect

## Outside - Front

Parking, drive, garvelled area, shrubs, double gates giving access to rear

## Outside - Rear

Mainly laid to lawn in two areas, decked area, mature trees and shrubs, summer house, shed (these items would need to be checked with solicitor), drive, access to front and single garage. Garage with double doors, power and lighting (5.1m x 2.99m (approx))

# 52 Grange Avenue, Peterborough, Cambridgeshire, PE1 4HH



Total area: approx. 93.4 sq. metres (1005.3 sq. feet)  
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	
A (92 to 100)	85
B (81 to 91)	
C (69 to 80)	
D (55 to 68)	
E (39 to 54)	
F (21 to 38)	
G (1 to 20)	
Not energy efficient - higher running costs	
England, Wales & N.Ireland	

