



9 Allan Avenue Stanground Peterborough PE2 8TP

Offers in excess of £280,000



An established, well presented, semi detached home with garden office/studio located in the popular area of Stanground. The property is within easy access to local shops, schools and road links. Accommodation offers three bedrooms, refitted kitchen and bathroom, through lounge/dining room 7.6m x 3.5m and a kitchen breakfast room 5.3m x 2.2m. The property benefits from UPVC double glazing and gas central heating. A converted garage provides office/studio/work from home space with a reception and separate cloakroom. This is an ideal work from home/run small business space. A good sized established garden can be found to the rear with a covered seating area. To the front is a driveway offering off road parking for a number of vehicles with gated access.



- Entrance Hall 4.34m (14'3") x 2.07m (6'10")
- Lounge/Dining Room 7.60m (24'11") x 3.77m (12'5") max
- Kitchen/Breakfast Room 5.30m (17'5") x 2.31m (7'7")
- Clinic / Practice / Converted Garage 4.78m (15'8") x 3.16m (10'4")
- Entrance / Reception 1.89m (6'2") x 1.44m (4'9")
- Cloakroom 1.44m (4'9") x 1.17m (3'10")
- First Floor Landing
- Bedroom 1 4.29m (14'1") x 3.39m (11'2")
- Bedroom 2 3.39m (11'2") x 3.21m (10'6")
- Bedroom 3 2.88m (9'5") x 2.27m (7'5")
- Family Bathroom 2.27m (7'5") x 1.83m (6')

OUTSIDE

Enclosed garden to rear with established borders, patio seating area, laid to lawn and panelled fencing. Off road parking to front for several vehicles.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

