



**FITZJOHN**  
SALES & LETTINGS

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## 31a Thistle Drive Stanground Peterborough PE2 8HU

Guide price £300,000

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NO CHAIN with this detached home located in the popular area of Stanground. The property offers versatile accommodation over two floors. Accommodation comprises three bedrooms, two bathrooms, separate utility room, ground floor bedroom three and an impressive 6.2m x 3.2m lounge. Outside is an enclosed rear garden, gated driveway offering ample off road parking and single garage with power and lighting. \*\*\* MUST BE SEEN \*\*\*



Entrance Hall 6.06m (19'11") x 1.93m (6'4")

Lounge 6.25m (20'6") x 3.27m (10'9")

Shower Room 1.93m (6'4") x 1.72m (5'8")

Kitchen 3.12m (10'3") x 2.86m (9'5")

Utility 2.74m (9') x 1.60m (5'3")

Bedroom 3 3.03m (9'11") x 2.86m (9'5")

First Floor Landing

Bedroom 1 3.56m (11'8") x 3.26m (10'8")

Bathroom 2.09m (6'10") x 1.99m (6'7")

Bedroom 2 3.56m (11'8") x 2.86m (9'5")

OUTSIDE

Enclosed garden to rear with lawn area, panelled fencing and good sized paved patio seating area. Block paved driveway to front provides off road parking for several vehicles and leads to the single garage with up and over door, power and lighting connected.

\*\*\* 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

