



**FITZJOHN**  
SALES & LETTINGS

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## 71 Ayres Drive Stanground Peterborough PE2 8JS

Asking price £220,000



\*\*\* NO CHAIN \*\*\* Detached bungalow located in the popular residential area of Stanground, within easy reach of local shops, schools and road links. Accommodation offers gas central heating, double glazing, kitchen, lounge diner, three bedrooms and bathroom. Outside is an enclosed garden to the rear whilst a driveway to the side leads to the single garage.





Entrance Hall Door to

Kitchen 2.82m (9'3") x 2.29m (7'6") max Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, window to side, tiled flooring.

Lounge/Diner 5.25m (17'3") x 5.21m (17'1") Window to side, window to front, radiator, fitted carpet, TV point, wall light(s), coving to textured ceiling.

Bedroom 1 4.95m (16'3") x 3.64m (11'11") Window to rear, radiator, fitted carpet, coving to textured ceiling.

Bedroom 2 3.77m (12'4") x 2.63m (8'7") Window to rear, radiator, fitted carpet.

Bedroom 3 2.69m (8'10") x 2.40m (7'10") Window to rear, radiator, fitted carpet, door to:

Bathroom Fitted with three piece suite comprising panelled bath, pedestal wash hand basin and low-level WC, tiled surround, window to side, radiator.

OUTSIDE

Garage with up and over door. Enclosed with panelled fencing, paved patio and laid to lawn.

\*\*\* 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

