



FITZJOHN
SALES & LETTINGS

62 Hargate Way,
Hampton Hargate, Peterborough,
Cambridgeshire, PE7 8DS

Tel 01733 555520
info@fitzjohnstateagents.com
www.fitzjohnstateagents.com



11 Wright Avenue Stanground Peterborough PE2 8TR

£1,350 Per month



A three bedroom semi detached home located in a popular area. Accommodation comprises two reception rooms, kitchen with utility, downstairs cloakroom, lean to, work shop, three bedrooms and family bathroom. Outside is an enclosed garden, ample off road parking to front and car port.



Entrance Hall 3.58m (11'9") x 1.00m (3'3") Radiator, fitted carpet, stairs to first floor, door to:

Porch Door to cupboard, under-stairs storage cupboard.

Kitchen 2.60m (8'6") x 2.24m (7'4") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for automatic washing machine, space for fridge/freezer, built-in fan assisted oven, built-in four ring gas hob with extractor hood over, window to side, tiled flooring with sunken ceiling spotlights.

Dining Room 3.61m (11'10") x 3.28m (10'9") Radiator, wooden laminate flooring, coving to ceiling, double doors to rear garden.

Living Room 3.78m (12'5") x 3.48m (11'5") Window to front, feature coal effect gas fireplace, radiator, fitted carpet, TV point.

Utility 2.15m (7'1") x 2.00m (6'7") Plumbing for automatic washing machine, space for tumble dryer, window to side, tiled flooring, door to:

Cloakroom Window to side, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, tiled flooring.

Lean-to Up and over door, double door, door to:

Workshop 5.00m (16'5") x 3.89m (12'9") Up and over door with power and light connected.

First Floor Landing Fitted carpet, loft hatch.

Bathroom 2.21m (7'3") x 1.83m (6') plus 1.16m (3'10") x 1.16m (3'10") Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, window to side, radiator.

Bedroom 3 2.85m (9'4") x 2.21m (7'3") plus 1.16m (3'10") x 1.16m (3'10") Window to front, radiator, fitted carpet.

Bedroom 1 3.78m (12'5") x 3.40m (11'2") plus 1.16m (3'10") x 1.16m (3'10") Window to front, radiator, fitted carpet, two built-in double wardrobes with full-length sliding doors, hanging rails and shelving.

Bedroom 2 3.40m (11'2") x 3.20m (10'6") plus 1.16m (3'10") x 1.16m (3'10") Window to rear, radiator, fitted carpet.

Outside
Enclosed by wooden panelled fence, paved sun patio with seating area, mainly laid to lawn with well stocked flower and shrub borders, garden tap and outside lighting.

Area Map



Floor Plans



Energy Efficiency Graph

