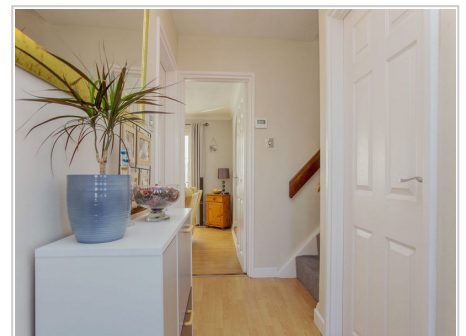


# Smart Move

57 Church Street  
Stanground  
Peterborough  
Cambridgeshire.  
PE2 8HF

330,000



- Established Detached Family Home
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Driveway with Gated Access
- Close to Local Amenities
- Enclosed Rear Garden
- Immaculately Presented Throughout

Ref: PRB10928

## General Description

Smart Move are delighted to offer for sale, this immaculately presented, three bedroom detached home in Stanground. Set within close proximity to local amenities, schools, health care centres and fantastic access into the city centre, this spacious family home is ideal for a growing family.

Accommodation is set over two floors and comprises entrance hall, cloakroom, kitchen, living room, dining room, conservatory and a lean to/utility to the side. To the first floor, there's three bedrooms, all with storage/wardrobes built in and a family bathroom.

Outside, you are greeted via gated access to the front, leading to the detached, single garage and driveway. To the rear, is an enclosed, south westerly facing.

To arrange your viewing, please call our sales team.

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## Accommodation

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### Entrance Hall

Stairs to first floor, storage cupboard.

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### Cloak Room (6' 9" x 6' 1") or (2.06m x 1.86m)

Double glazed window to front, two piece suite comprising wc and wash hand basin, radiator.

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### Kitchen (13' 5" x 10' 2") or (4.08m x 3.10m)

Double glazed window to front, fitted kitchen with matching range of base and eye level units with work surfaces over, integrated oven with gas hob over, built in fridge, built in dishwasher, space and plumbing for washing machine, sink with drainer, radiator.

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### Living Room (16' 6" x 12' 1") or (5.02m x 3.68m)

Double glazed window to rear and sliding patio doors to conservatory, feature gas fireplace, radiator, archway to dining room.

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### Dining Room (8' 8" x 8' 3") or (2.64m x 2.52m)

Double glazed window to rear, radiator, understairs storage cupboard.

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### Conservatory (13' 3" x 8' 0") or (4.05m x 2.45m)

Of UPVC construction, doors to garden.

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### Landing

Doors to bedrooms and bathroom, loft access.

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### Bedroom 1 (13' 9" x 12' 1") or (4.19m x 3.68m)

Double glazed window to rear, two built in wardrobes, radiator.

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## Bedroom 2 (13' 4" x 9' 7") or (4.06m x 2.92m)

Double glazed window to front, airing cupboard, built in wardrobes, radiator.

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## Bedroom 3 (11' 2" x 8' 8") or (3.40m x 2.64m)

Double glazed window to rear, radiator, built in wardrobe.

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## Bathroom (11' 3" x 6' 0") or (3.42m x 1.84m)

Double glazed window to front, fitted with a three piece suite comprising bath with shower over, wash hand basin and wc, radiator, spotlights.

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## Outside

To the front, you are greeted with a gated entrance leading to a detached garage(power and light connected) and a driveway.

To the rear is an enclosed, south westerly facing garden, mainly laid to lawn with gravel and a patio area with gated access to the side.

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## Services

Mains electricity, mains water, mains gas, mains drainage

## Tenure

We are informed that the tenure is Freehold

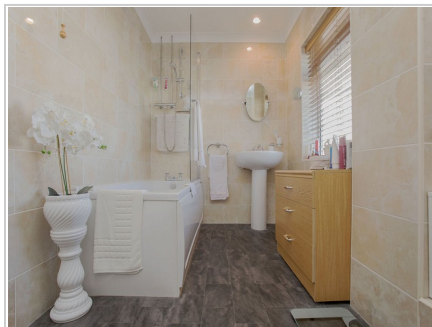
## Council Tax

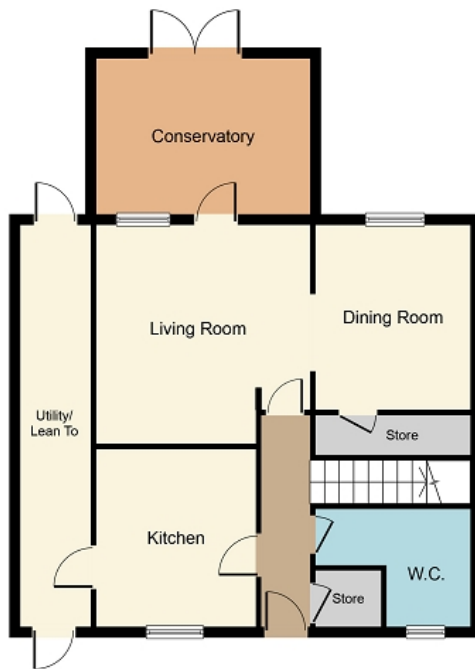
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**Ground Floor**



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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*All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.*