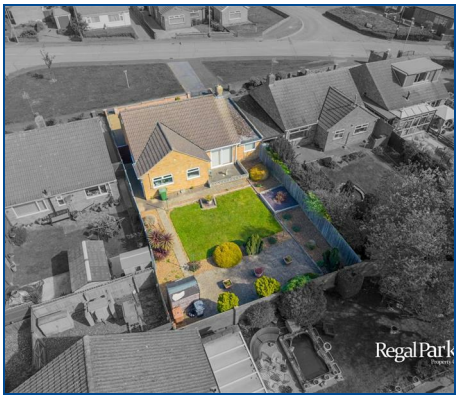
Peterborough
Telephone: 01733 560 650
Email: Sales@RegalPark.co.uk
RegalPark.co.uk
7 Office Village, Cygnet Park, Peterborough, PE7 8GX











Ellwood Avenue, Stanground, Peterborough, PE2 8LX
Offers in excess of £200,000
Freehold

IN NEED OF MODERNISING *CLOSE TO LOCAL AMENITIES* *POPULAR LOCATION* *NO CHAIN*

Regal Park are pleased to offer this 2 Bedroom Detached Bungalow in the popular location of Stanground, situated close to local amenities and bus stop. The property has been in the family for 50 years and is now in need of modernising and comprises of: Entrance Hall, Lounge, Dining Room, Study (part converted Garage), Kitchen, 2 Bedroom and a Bathroom.

There is a Driveway providing off road parking and single garage.

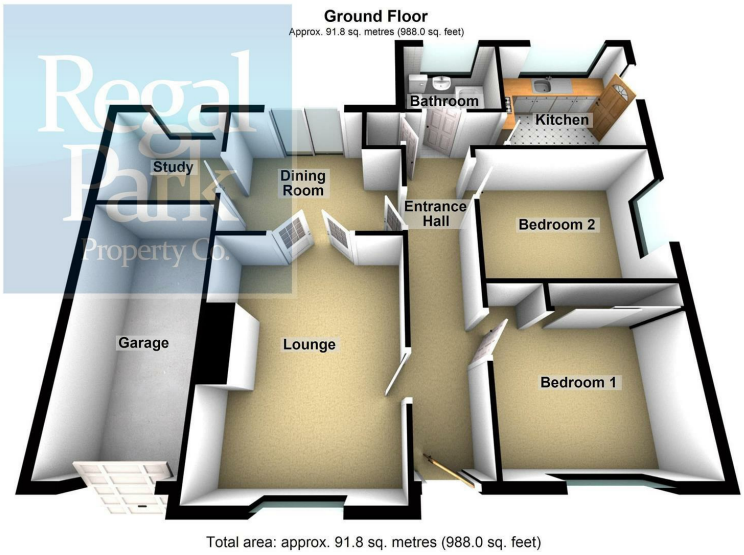
Enclosed good size rear garden.

Viewings Highly Recommended.

No Chain.

EPC: D





Entrance Hall
Radiator, vinyl flooring, door to:

Lounge
15'5" x 11'10" (4.70m x 3.61m)
UPVC double glazed window to front, coal effect gas fireplace with surround, radiator, fitted carpet, telephone point, TV point, double doors to:

Dining Room
9'2" x 11'10" max (2.79m x 3.61m max)
Double radiator, uPVC double glazed sliding patio door to garden, door to Study.

Study (Part converted Garage)
7'1" x 7'9" (2.16m x 2.36m)
UPVC obscure double glazed window to rear, fitted carpet.

Kitchen
8'9" x 9'6" (2.67m x 2.90m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, fitted carpet, uPVC double glazed obscure door to side.

Bedroom 1
10'10" x 11'10" (3.30m x 3.60m)
UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobe(s) with sliding doors.

Bedroom 2
9'4" x 11'11" (2.84m x 3.63m)
UPVC double glazed window to side, radiator, fitted carpet.

Bathroom
Fitted with three piece suite with comprising, deep panelled bath with shower over, pedestal wash hand basin and WC, fully tiled walls, uPVC obscure double glazed window to rear, double radiator, vinyl flooring.

Outside
The front has a block paved Driveway providing off road parking, leading to a single garage with power and light connected, metal up and over door. Gravel areas.
The rear garden has a patio area, lawn area, gravel areas, mature flowers and trees, outside tap, outside lighting, gated locked side gate.

Offer Procedure and Mortgage Assistance
In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.
Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.
If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.
With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?
Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.
For further details, please call our office on 01733 560650.
Your home may be repossessed if you do not keep up repayments on your mortgage.

Disclaimer: In accordance with the PROPERTY MISDESCRIPTIONS ACT (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. The copyright of all details, photographs and floor plans remain exclusive to Regal Park.