



44 Lawson Avenue, Peterborough

£275,000 Freehold

KITCHEN/BREAKFAST WITH UTILITY AREA FITTED OUT IN 2024 • BEAUTIFULLY RE-FITTED BATHROOM & DOWNSTAIRS CLOAKROOM COMPLETED IN 2023 • THREE DOUBLE BEDROOMS • INTERNAL FLOOR AREA 893 sqft • REAR PARKING SPACE ALONG WITH ON STREET PARKING • SOUTH-FACING REAR GARDEN FEATURING A STYLISH WOOD-DECKED SEATING AREA • COUNCIL TAX BAND C £1943 PER YEAR • SHORT WALK TO SHOPS, SCHOOLS, PARKS & ALL AMENITIES • 2.7 MILES TO THE TRAIN STATION & CITY CENTRE • FITTED WITH LEASED SOLAR PANELS PROVIDING ENERGY EFFICIENCY & REDUCED RUNNING COSTS • ENERGY EFFICIENCY RATING B, OFFERING LOWER RUNNING COSTS & IMPROVED SUSTAINABILITY



Approximate total area⁽¹⁾

839 ft²
78 m²

Reduced headroom

4 ft²
0.4 m²



(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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