



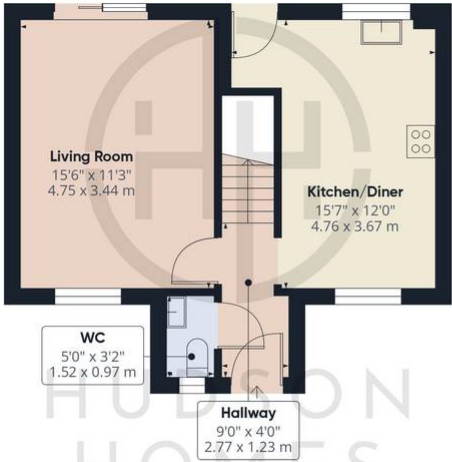
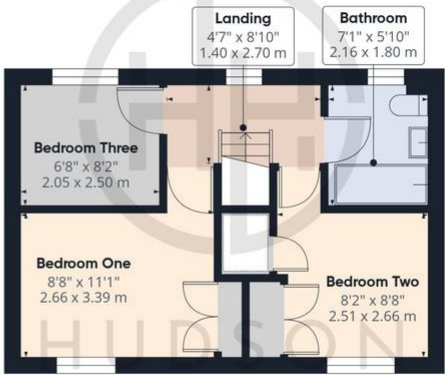
18 Houghton Avenue, Peterborough

£270,000 Freehold

Tucked away at the end of a quiet cul-de-sac shared by just three properties. • Stylish refitted kitchen/dining space with integrated appliances (2024). • Spacious dual-aspect lounge with sliding doors providing direct access to the south-facing garden. • Two double bedrooms benefiting from double built-in wardrobes, complemented by a third single bedroom. • Offers both a family bathroom and a handy cloakroom on the ground floor. • Includes owned solar panels with an estimated £500 received every quarter through the tariff scheme. • Replacement gas boiler in 2023. • Spacious south-facing garden to the rear, complete with raised timber floor and planting. • Well-proportioned home extending to approximately 786 sq ft. • Conveniently located close to the train station and city centre. • Situated only a short walk from Heritage Park Primary School, offering a safe environment for families. • Includes a single detached garage along with parking for two vehicles.



HUDSON
HOMES

 Living Room 15'6" x 11'3" 4.75 x 3.44 m Kitchen/Diner 15'7" x 12'0" 4.76 x 3.67 m WC 5'0" x 3'2" 1.52 x 0.97 m Hallway 9'0" x 4'0" 2.77 x 1.23 m Floor 0 Building 1	 Landing 4'7" x 8'10" 1.40 x 2.70 m Bathroom 7'1" x 5'10" 2.16 x 1.80 m Bedroom Three 6'8" x 8'2" 2.05 x 2.50 m Bedroom One 8'8" x 11'1" 2.66 x 3.39 m Bedroom Two 8'2" x 8'8" 2.51 x 2.66 m Floor 1 Building 1	 HUDSON HOMES Approximate total area⁽¹⁾ 894 ft² 82.9 m²
 Garage 8'9" x 16'6" 2.69 x 5.03 m Floor 0 Building 2		(1) Excluding balconies and terraces Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE360

You can include any text here. The text can be modified upon generating your brochure.