



Lammas Road, PETERBOROUGH  
**£280,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Detached Bungalow
- Three Bedrooms
- Well Presented
- Good size gardens
- Off-road Parking

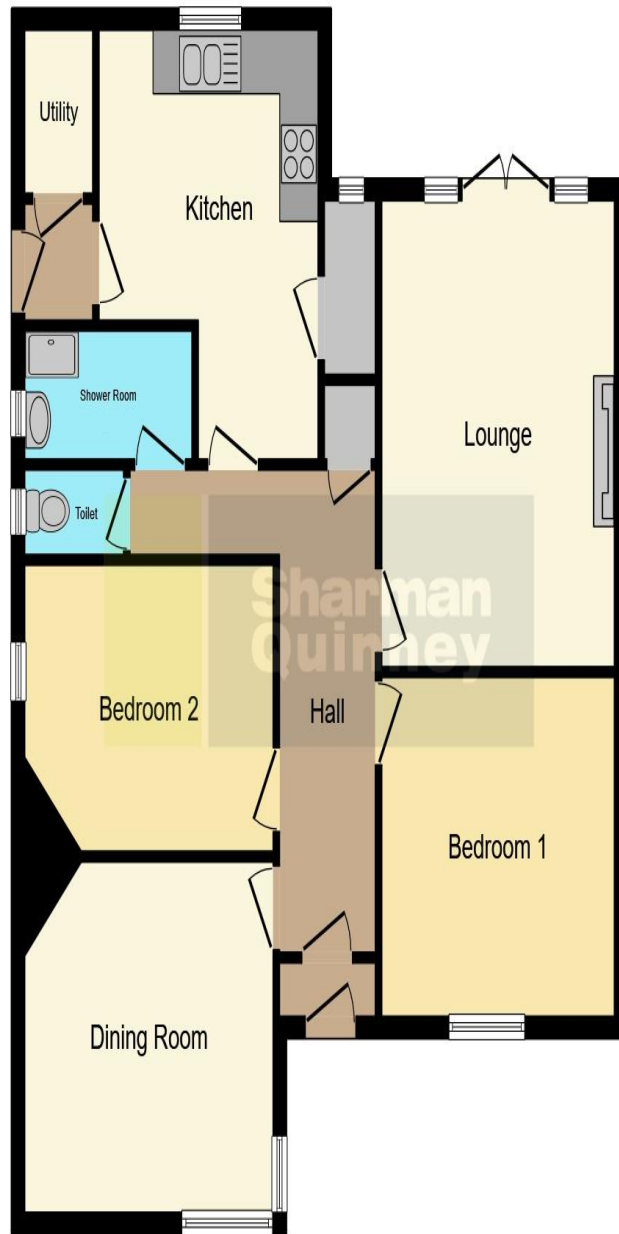
Situated in central Peterborough and offers excellent local amenities including; Primary and Secondary Schools, Doctors Surgery, a variety of local shops with easy access into Werrington, Hampton and Peterborough City Centre. There is a good choice of local restaurants as well as easy access to the A1 Great North Road and Peterborough Train Station which allows access into Central London in 50 mins. For the outdoor enthusiasts, Peterborough Central park is also close by and offers walkers, joggers, cyclists and dog owners a chance to enjoy its open space. The property is also situated a short walk always from Brotherhood retail park.

Lounge - 14'04" X 12'00"

Kitchen - 10'06" X 13'01" Max 10'06" X 10'01" Min

Bedroom 1 - 12'03" X 10.46"





Bedroom 2 - 12'50" X 10'96"

Bedroom 3 - 12'50" X 11'90"

### Outside

The front is laid to a bordered lawn which sits adjacent to a gravel and paved driveway leading past side of property providing ample off road parking and access to;

Rear garden- laid to a bordered lawn with prefabricated garage.


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:  
**01733 897896**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 897896

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: PTB206265 - 0004