



Watergall, Bretton, Peterborough
OIEO £194,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Garage
- Rear Garden

GROUND FLOOR

ENTRANCE HALL: Entrance door. Built in cupboard. Stairs to first floor.

CLOAKROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin.

LOUNGE: 5.20m x 3.06m (17'08" x 10'04") Two UPVC Double glazed windows to rear. UPVC Double glazed door to garden. Radiator.

KITCHEN/DINER: 4.60m x 3.36m (15'10" max x 11'05" max) UPVC Double glazed window to front. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood.



Radiator.

FIRST FLOOR

LANDING: Loft access. Built in cupboard.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: 4.26m x 2.46m (14' x 8'10" max)
UPVC Double glazed window to rear. Radiator.
Fitted wardrobes.

BEDROOM: 2.46m x 2.44m (8'09" x 8'01") UPVC
Double glazed window to rear. Radiator.

BATHROOM: UPVC Frosted double glazed
window to front. Low level WC. Wash hand
basin. Bath with wall mounted electric shower
over. Radiator. Built in airing cupboard housing
wall mounted boiler and hot water cylinder.

OUTSIDE

REAR GARDEN: Enclosed garden. Rear gate.

GARAGE: Up and over door.




To view this property call Sharman Quinney on:
01733 897896

Selling your property?

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

 01733 897896

 70 Albert Place, PETERBOROUGH,
Cambridgeshire, PE1 1DD

 peterborough@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: PTB206370 - 0003

