



Hyholmes, Bretton, Peterborough
OIEO £365,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Modern Kitchen
- Lounge/Diner
- Double Garage
- Off Road Parking

GROUND FLOOR

ENTRANCE HALL: Wood and glazed entrance door. Loft access. Radiator. Built in cupboards.

DINING AREA: 3.68m x 2.77m (12'09" x 9'11")
Double glazed window. Radiator.

LOUNGE AREA: 4.89m x 3.69m (16'05" x 12'11")
Two double glazed windows. Radiator.

KITCHEN: 4.29m x 1.86m (14'08" x 6'11" plus recess)
Double glazed window. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven. Fitted hob. Door to;

CONSERVATORY/SUN ROOM: Brick and UPVC



Double glazed construction. Door to garden.

BEDROOM: 3.97m x 2.46m (13'04" x 8'08")
Double glazed window. Radiator.

BEDROOM: 3.06m x 2.14m (10'06" x 7'03")
Double glazed window. Built in cupboard.

BEDROOM: 3.06m x 3.36m (10'06" x 11'04" to
wardrobe) Double glazed window. Radiator. Built
in cupboards.

BATHROOM: Two UPVC Frosted double glazed
windows. Low level WC. Wash hand basin with
mixer tap. Corner bath with mixer tap. Shower
cubicle with mains shower. Heated towel rail.

OUTSIDE

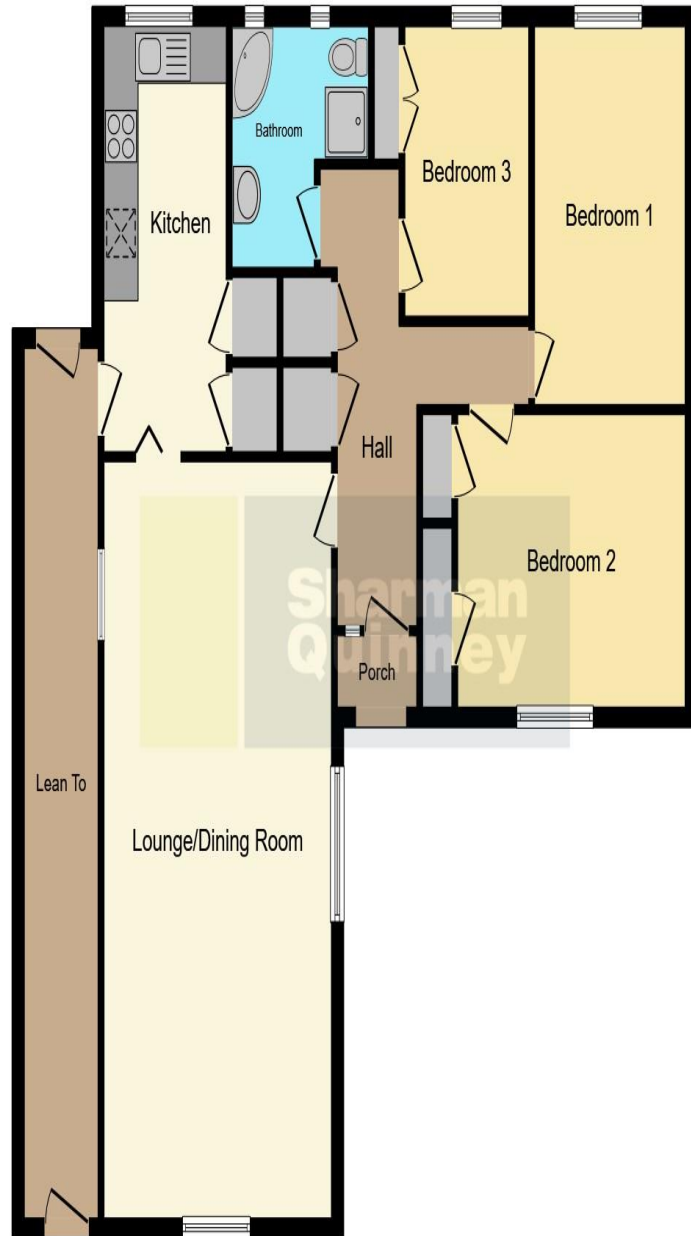
FRONT: Driveway providing off road parking.

DOUBLE GARAGE

REAR GARDEN: Enclosed by fencing. Laid to
lawn. Patio area.

NB: The property benefits from solar panels which
are owned outright.






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

 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: PTB206361 - 0004

