

**Sharman  
Quinney**  
www.sharmanquinney.co.uk  
PETERBOROUGH 01733 897896  
**for sale**



Francis Gardens, Peterborough  
guide price £160,000 **Freehold**

**Sharman  
Quinney**



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms
- Two Reception Rooms

## GROUND FLOOR

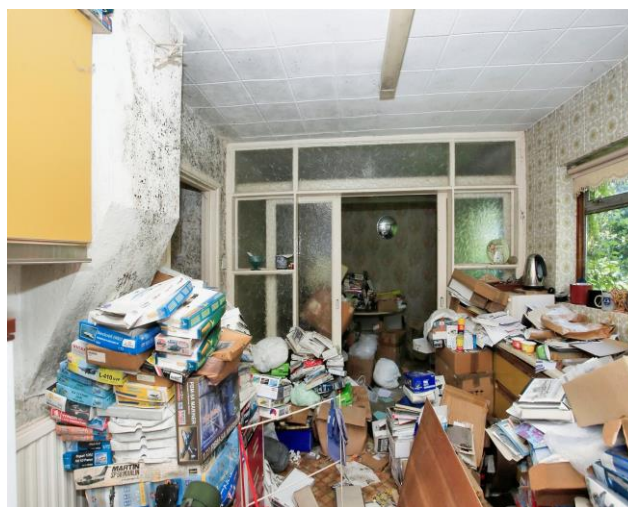
**ENTRANCE HALL:** Entrance door. Radiator. Loft access.

**LOUNGE:** 4.90m x 3.06m (16'10" max x 10'06")  
Window to front. Radiator.

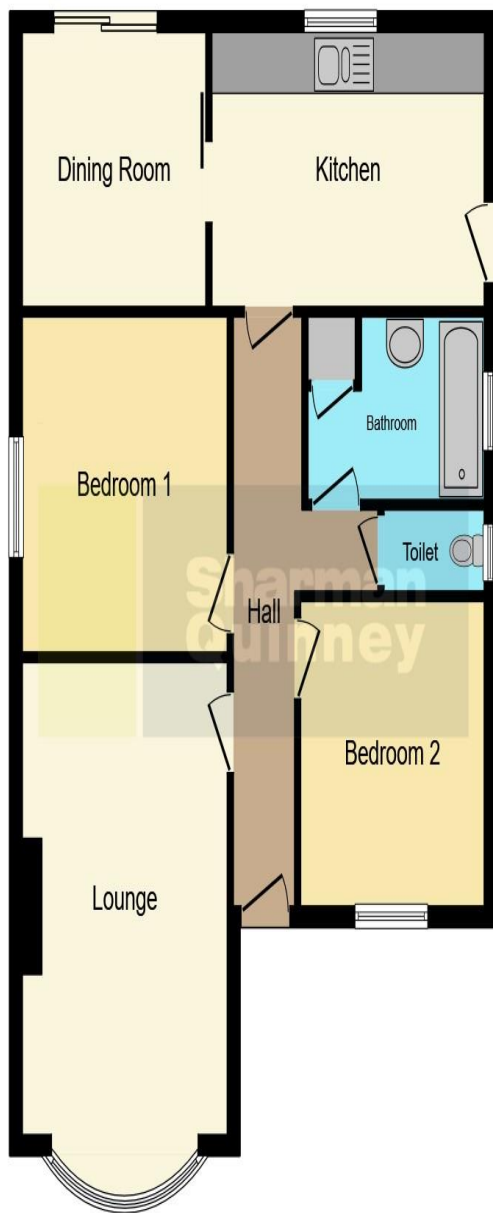
**DINING ROOM:** 2.76m x 2.77m (9'08" x 9'09")  
Patio door to rear. Radiator.

**KITCHEN:** 3.98m x 2.76m (13'09" x 9'07")  
Window to rear. Door to side. Fitted with a range of base and wall units. Sink.

**BEDROOM:** 3.36m x 3.06m (11'04" x 10'05")  
Window to side. Radiator.







BEDROOM: 3.04m x 2.76m (10' x 9'07")  
Window to front. Radiator.

BATHROOM: Window to side. Bath. Sink.

CLOAKROOM: Low level WC.

OUTSIDE

FRONT: Driveway providing off road parking.

GARAGE

REAR GARDEN: Enclosed by fencing. Currently overgrown.

NB: The property had a previous leak from the water tank.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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](http://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: PTB206461 - 0002