



Grange Road, Peterborough
guide price £200,000 **Freehold**

**Sharman
Quinney**

Key Features



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

GROUND FLOOR

ENTRANCE HALL: Entrance door. Window to front. Radiator. Stairs to first floor.

CLOAKROOM: Double glazed window to side. Low level WC.

DINING ROOM: 4.27m x 2.77m (14'02" max x 9'11" max) Double glazed bay window to front. Radiator.

LOUNGE: 3.66m x 3.06m (12'02" plus recess x 10'05") Double glazed French doors to rear. Radiator.

KITCHEN: 3.68m x 1.85m (12'09" x 6'09") Double glazed window to side and rear. Door to side. 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 over. Wall mounted boiler.

FIRST FLOOR

LANDING: Loft access.





Ground Floor

First Floor

BEDROOM: 3.36m x 3.37m (11'05" max x 11'08" max)
Double glazed window to front. Radiator.

BEDROOM: 3.07m x 3.06m (10'10" max x 10'07" plus
recess) Double glazed window to rear.

BEDROOM: 2.47m x 2.46m (8'11" max x 8'10" max)
Double glazed window to side. Radiator.

BATHROOM: Double glazed window to side. Low level
WC. Wash hand basin. Bath. Radiator.

OUTSIDE

FRONT: Partly enclosed by hedging. Lawn area.

REAR GARDEN: Enclosed by fencing. Laid to lawn with
shrubs. Paved area.

GARAGE and driveway.


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

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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: PTB206393 - 0002