



Warbon Avenue, Peterborough
£260,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Four Piece Bathroom
- Dining Area
- Enclosed Garden
- Garage

GROUND FLOOR

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

LOUNGE: 4.19m x 3.32m (13'8" x 10'10") UPVC Double glazed window to front. Radiator. Double doors to;

DINING AREA: 3.78m x 3.0m (12'4" x 9'10") UPVC Double glazed window to rear. Radiator.

KITCHEN AREA: 2.70m x 2.26m (8'10" x 7'4") UPVC Double glazed window to side and rear. UPVC Double glazed door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Radiator.



FIRST FLOOR

LANDING: UPVC Double glazed window to side.

BEDROOM: 4.22m x 3.30m (13'10" x 10'9")
UPVC Double glazed window to front. Radiator.

BEDROOM: 3.80m x 3.17m (12'5" x 10'4") UPVC
Double glazed window to rear. Radiator.

BEDROOM: 2.11m x 1.99m (6'11" x 6'6") UPVC
Double glazed window to front. Radiator.

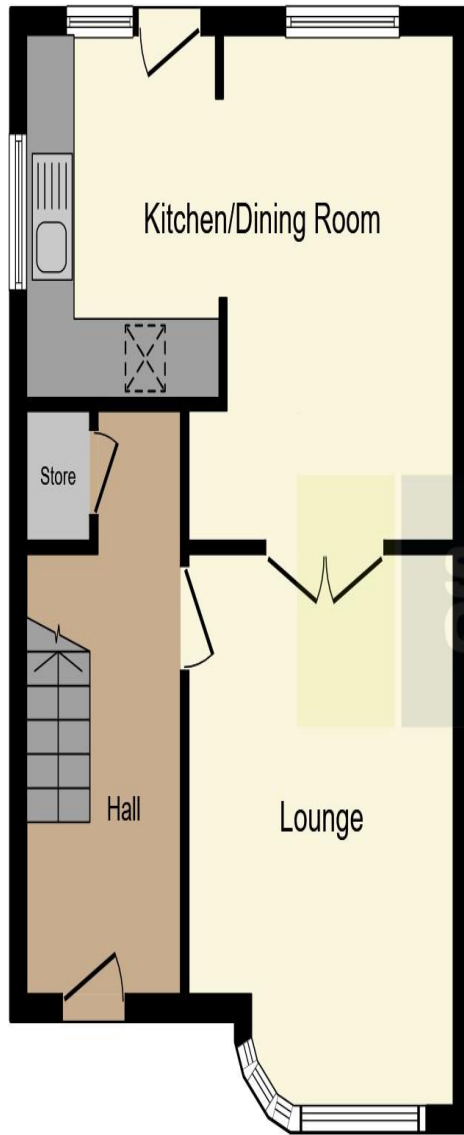
BATHROOM: UPVC Frosted double glazed
window to rear. Low level WC. Wash hand basin.
Bath with telephone style mixer taps and shower
attachment over. Shower cubicle with mains
shower. Radiator. Loft access.

OUTSIDE

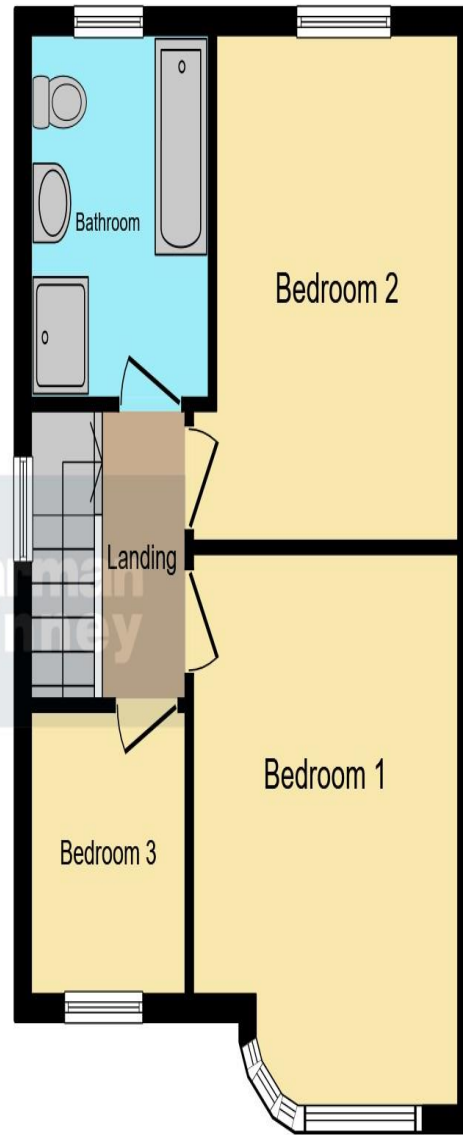
GARDEN: Situated on a corner plot. Enclosed by
fencing and personal access gate. Laid to lawn
area with shrubs. Patio area. South facing rear
garden area.

GARAGE is larger than standard and driveway.





Ground Floor



First Floor

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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