



Elmfield Road, Peterborough
Guide Price **£175,000** **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. Radiator. Stairs to first floor.

LOUNGE: 3.68m x 3.36m (12'10" x 11'0" plus recess) UPVC Double glazed window to front. Radiator.

DINING ROOM: 3.35m x 2.77m (11'0" x 9'09") UPVC Double glazed window and door to rear. Radiator.

KITCHEN: 3.36m x 1.86m (11'05" x 6'11") UPVC Double glazed window to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven. Fitted hob with cooker hood over. Radiator.



SUN ROOM: UPVC Double glazed windows and door to rear.

CLOAKROOM: WC.

FIRST FLOOR

LANDING: Loft access.

BEDROOM: 3.35m x 3.38m (11' x 11'11") UPVC Double glazed window to rear. Radiator.

BEDROOM: 2.77m x 3.36m (9'10" to wardrobe x 11'04" max) UPVC Double glazed window to front. Radiator.

BEDROOM: 2.13m x 1.83m (7' x 6'02") UPVC Double glazed window to front.

SHOWER ROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer taps. Shower cubicle with mains shower. Heated towel rail.

OUTSIDE

FRONT: Driveway providing off road parking.

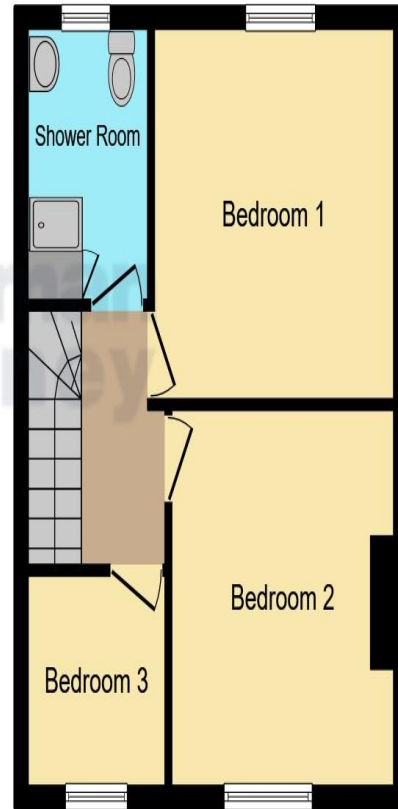
REAR GARDEN: Enclosed by fencing and brick wall. Patio area. Laid to lawn area. Shed.

Agents Note:





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

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

To view this property call Sharman Quinney on:
01733 897896

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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: PTB206570 - 0001

