



<https://www.youtube.com/watch?v=1b7j3nde>

Reeves Way, Peterborough

Price: Freehold £350,000

- Three Bedrooms
- Study/Bedroom Four
- Sun Room
- Modern Kitchen/Diner
- Downstairs Bathroom
- Upstairs Shower Room
- Off Road Parking

EPC Rating: C



GROUND FLOOR

ENTRANCE PORCH: UPVC Double glazed entrance door. UPVC Frosted double glazed window.

LOUNGE: 6.11m x 3.37m (20'06" x 11'07") UPVC Double glazed internal French doors and windows to rear. Tower radiator. Under floor heating. Stairs to first floor with built in storage cupboards.

KITCHEN/DINER: 6.11m x 5.79m (20'06" max x 19'01" max) Two UPVC Double glazed windows to front. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and grill. Fitted hob with cooker hood over. Integrated dishwasher, fridge and freezer. Wall mounted boiler. Tower radiator. Under floor heating. UPVC Double glazed internal French doors and windows to;

SUN ROOM: 7.01m x 4.27m (23' x 14'01") UPVC Double glazed bi folding doors to rear. Tower radiator. Under floor heating.

STUDY/BEDROOM: 2.13m x 1.82m (7' x 6') UPVC Double glazed door and window to rear.

BATHROOM/UTILTY: 4.27m x 2.13m (14'02" x 7'01") Low level WC. Wash hand basin with mixer tap set in vanity unit. Bath with mixer tap and wall mounted electric shower. Heated towel rail. Plumbing and space for washing machine with work top over.

FIRST FLOOR

LANDING: UPVC Double glazed window to front. Loft access with drop down ladder.

BEDROOM: 3.98m x 3.35m (13'08" x 11'02") UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.36m x 2.76m (11'05" max x 9'07" plus recess) UPVC Double glazed window to rear. Radiator.

BEDROOM: 2.44m x 3.07m (8'01" max x 10'10" max) UPVC Double glazed window to front. Radiator.

SHOWER ROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap set in vanity unit. Shower cubicle with mains shower. Heated towel rail.

OUTSIDE

FRONT: Partly enclosed driveway providing off road parking.

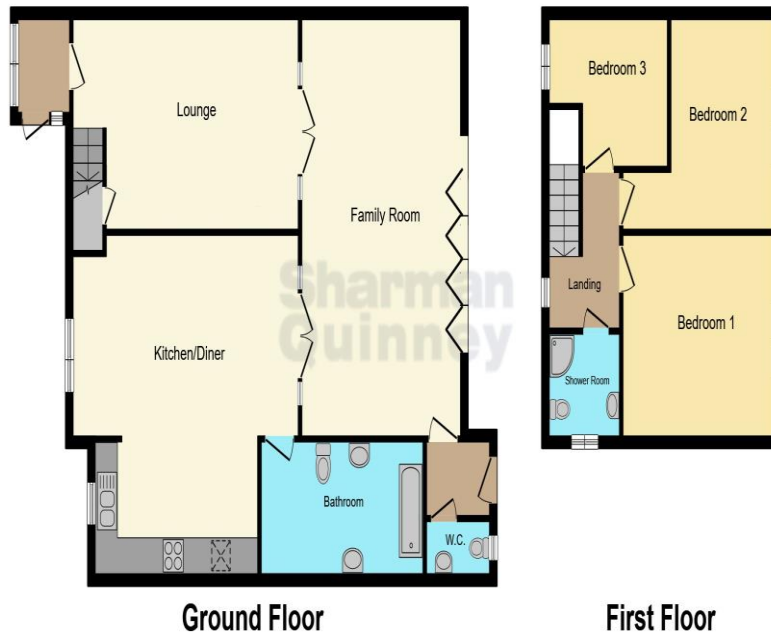
REAR GARDEN: Enclosed by fencing. Patio area. Laid to lawn area and shrubs.



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: PTB205827 - 0001

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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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