



Padholme Road, Peterborough  
Offers in Excess of £120,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- PERFECT STARTER HOME
- CENTRAL LOCATION
- ONE DOUBLE BEDROOM
- NO ONWARD CHAIN
- CUL DE SAC SETTING
- ENCLOSED GARDEN

Part glazed UPVC door leading to

Kitchen

11'10" by 6'0"

1 1/2 bowl sink unit and drainer with mixer taps over. UPVC double glaze window to front, fitted base cupboard to sink unit, Fitted worktop, wall mounted wall cupboard, wall mounted gas boiler, recess and plumbing for washing machine, reset electric cooker, and space for freestanding fridge freezer, and radiator. Door leading to



Lounge 11'10" by 10'2"

Open Plan staircase to the first floor and landing with alcove space under, UPVC double glaze window to rear with matching part glazed French door to the garden, TV point, and radiator.

First floor and landing

Airing cupboard housing hot water tank.

Bedroom 10'0" by 8'0"

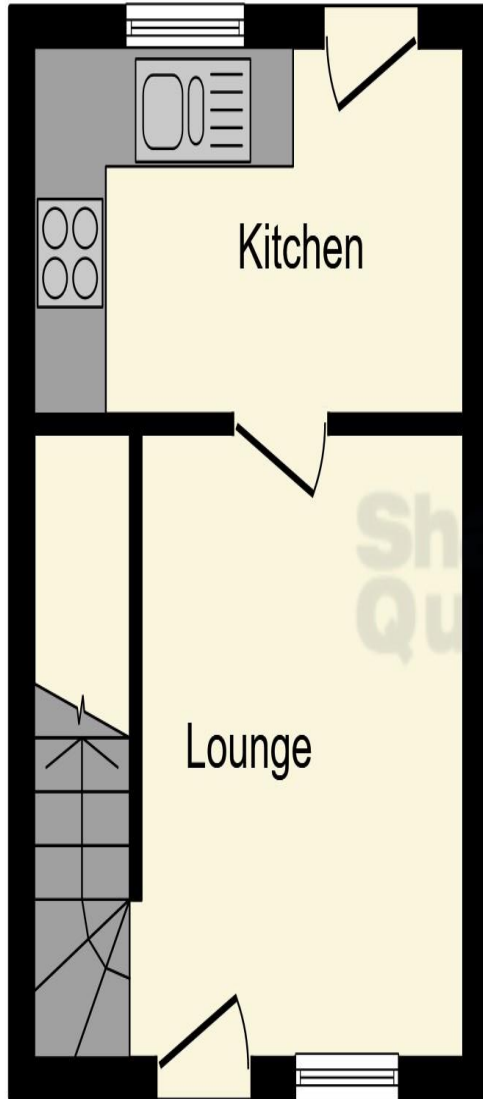
UPVC double glazed window to rear, radiator, TV point and loft hatch.

Outside

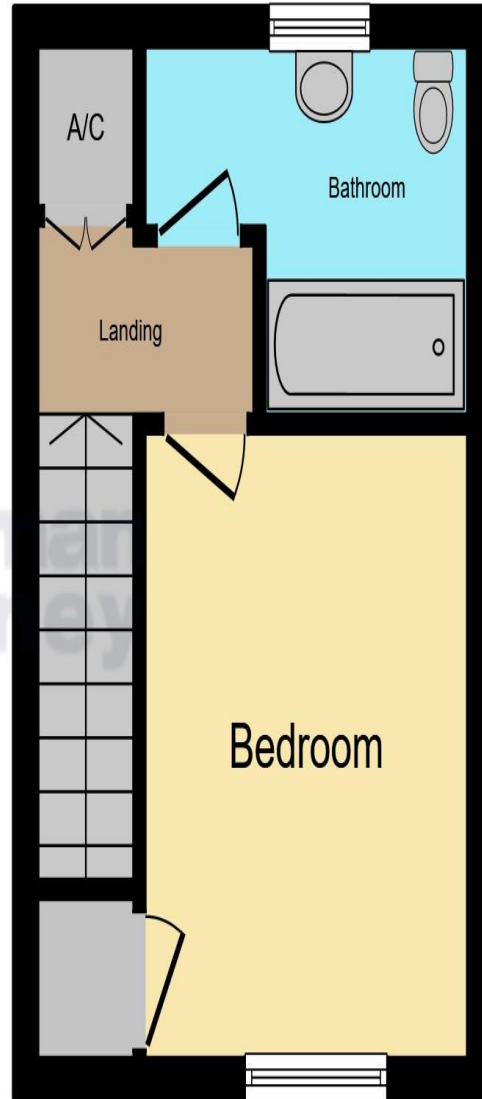
Front

Open plan frontage with pedestrian access to communal parking area. Right now 5HB





**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](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: PTB206419 - 0001

