

Ash Road, Peterborough **£240,000** Freehold



# **Key Features**

📇 3 🛁 2 🔛 C 🏫 B

- ESTABLISHED SEMI DETACHED HOME
- THREE BEDROOMS
- TWO RECEPTIONS
- SHOWER ROOM
- IDEAL FOR FIRST TIME BUYER/INVESTMENT

Entrance Hall Part glazed UPVC door to entrance hall stairs to first floor and landing radiator alcove space to stairs

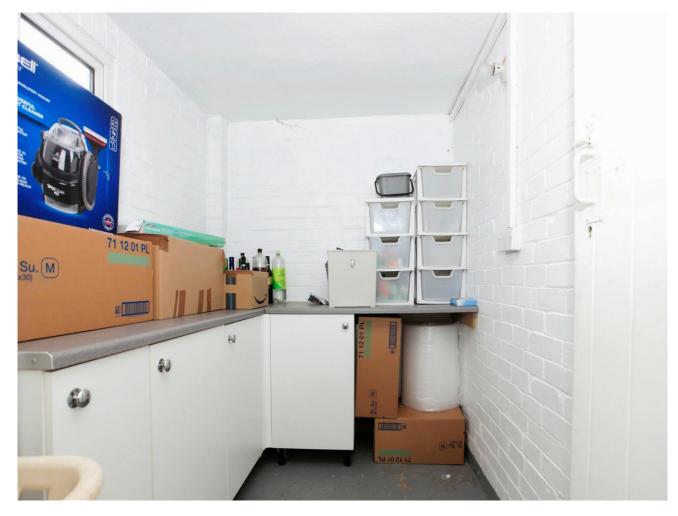
# Cloakroom

Low-level WC, radiator and UPVC double glazed window to front.

## Lounge Area 12'11" by 11'2"

Feature fireplace surround with inset gas coal effect fire with marble style inset and UPVC double glazed picture window to rear, radiator, and walkthrough to dining area

Dining area 10'2" by 7'10" UPVC double glazed picture window to rear , radiator, and door leading through to kitchen.







## Kitchen 10'5" by 9'5"

Single drainer sink unit with mixer tap over and splashbacks. UPVC double glazed window to front ,double base cupboard under further refitted drawer and base units with matching wall cupboards, fitted worktops, recess and plumbing for washing machine below counter, free standing space for fridge freezer, double radiator, recess for free standing cooker, door to entrance hall, and door to side lobby.

#### Side lobby

Half glazed UPVC door to front, gated door to rear garden and door to;

Utility Room 8'2" by 5'10" Fitted base cupboard and worktop.

Stairs to the first floor and landing UPVC double glazed window to front, and loft access.

Bedroom 1. 12'9" by 9'10" UPVC double glazed window to rear, radiator.

Bedroom 2 10'5" by 9'2" excluding door recess. UPVC double glazed window to rear, radiator and built in cupboard.

Bedroom 3 8'10" maximum by 7'6" maximum (L -shaped







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

#### room)

Raised storage area to corner over staircase bulkhead, UPVC double glazed window to front.

#### Shower room

Three-piece suite comprising of quadrant shower cubicle with fully tiled surround, wash hand basin, low-level WC, fully tiled walls and floor, radiator, UPVC double glazed window to side, linen cupboard housing combination boiler, and extractor fan.

# Outside

#### Front

Low-level dwarf brick wall enclosing front garden laid to lawn with established borders, part glazed UPVC door leading to side lobby.

# Rear

Good sized enclosed rear garden with patio area, a large central lawn with establish borders, and timber shed.

To view this property call Sharman Quinney on: **01733 897896** 

# Selling your property?

**Contact us to arrange a FREE** home valuation.



- 20 Albert Place, PETERBOROUGH, Cambridgeshire, PE1 1DD
  - peterborough@sharmanquinney.co.uk



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: PTB206656 - 0003

