



Ash Road, Peterborough
£240,000 Freehold

**Sharman
Quinney**

Key Features



- 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 walk-through 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





Ground Floor

First Floor

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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:
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