



Charles Street, Peterborough
£210,000 Freehold

**Sharman
Quinney**

Key Features



- Bay fronted Georgian style home
- Three/Four Bedroom Property
- Ideal for either growing family or Investment landlords
- Currently tenanted
- Easy walking distance of Peterborough city centre

This character bay fronted Georgian style home situation easy walking to the Peterborough city centre. The property would be ideally suited to either an investment landlord as the property is currently tenanted, alternatively can be bought with vacant possession for a any potential owner occupier.

Entrance hall

Part glazed door to entrance hall stairs to 1st floor landing, radiator and doors to the following rooms;

Lounge/Bedroom 4 10'11" by 11'1" excluding bay window

Bay window to front, double radiator.

Dining room 14'5" by 11'10"

UPVC double glazed window to rear, radiator,



understairs storage cupboard and door leading through to kitchen.

Kitchen 17'10" by 7'11"

Single drainer sink unit with mixer tap over, three UPVC double glazed windows to side, fitted drawer and base units with fitted worktops, matching wall cupboards, recess for freestanding gas cooker, plumbing and resecc for washing machine, vented for tumble dryer, space for freestanding fridge freezer, door leading through to ground floor bathroom.

Bathroom

Three-piece suite comprising of panelled bath with mixer tap and shower attachment, wash hand basin, low-level WC, wall mounted combination boiler for central heating hot water, radiator and half height tiling to walls.

First floor and landing

Loft access and doors to the following

Bedroom 1 14'3" by 11'9" window to front, double radiator, and covered over the stairs.

Bedroom 2 12'1" by 10'7"

UPVC double glazed window to the front, and fitted storage cupboard.

Bedroom 3 9 foot 6" x 8'

UPVC double glazed-window to rear and radiator.



GROUND FLOOR
592 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
482 sq.ft. (44.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1073 sq.ft. (99.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Outside

Front

Enclosed frontage with pedestrian access,

Rear


Enclosed rear garden in need of some cultivation.

To view this property call Sharman Quinney on:
01733 897896

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

 01733 897896

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