



Flag Fen Road, Peterborough  
**Offers in excess of £190,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Semi Detached Home.
- Two Bedrooms
- Separate Lounge
- Shower Room
- Ground Floor Cloakroom

## Entrance hall

Front door to entrance hall with stairs to the first floor and landing, radiator and door to lounge.

## Lounge 11'4" min x 9'11"

UPVC double glazed window to front, storage cupboard to chimney breast, recess housing gas fired boiler for central heating and domestic hot water, laminate flooring, understairs storage cupboard. Door to:

## Kitchen Breakfast Room. 12'2" by 7'10"

Single drainer sink unit with mixer tap over and tiled splash backs, UPVC double glazed window to rear, range of fitted drawer and base units with fitted worktops and matching wall cupboards. Recess for a freestanding cooker, recess and plumbing for a washing machine, Space for a





freestanding fridge freezer, ceramic tiled flooring, and door leading through to rear lobby.

#### Rear lobby

Glazed door to rear, tiled flooring and door through to cloakroom.

#### Cloakroom

Two piece suite comprising of vanity wash hand basin with storage cupboards under, low-level WC , UPVC double glazed window to rear, and ceramic tiled flooring.

Stairs to first floor and landing.

#### Bedroom 1 12'11" maximum by 9'11"

UPVC Double glaze window to front, laminate flooring, door to built-in storage cupboard, And double doors to the recessed built-in wardrobe, and radiator.

#### Bedroom 2. 7'10" by 7'10"

UPVC double glaze window to rear, laminate flooring, and radiator.

#### Shower room

Three piece suite comprising of double shower cubicle with tiled surround, vanity wash hand basin with cupboard under, low-level WC and, twin heated towel rack/radiators, fully tiled walls, and double glazed window to rear.

#### Outside



#### Front

Set on a corner plot, this home offers the benefit of having double wrought iron gates Offering pedestrian and vehicular off-road parking. The property has the benefit of generous off-road parking due to the corner plot position.

#### Rear

To the rear of the property there is a purpose and constructed outbuilding which offers a wide range of potential uses such as guest accommodation, studio, a working from home office, home gym, or even useful storage,

The outbuildings comprise currently off the following rooms

#### Room one 13'3" by 8'8"

UPVC double glaze window to side door leading through to

#### Utility/sitting room area 11 foot 5" x 9'


Fitted storage cupboards a wall mounted hot water tank are UPVC double global glazed door to rear garden and a door to a shower room.

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

# Selling your property?

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

 01733 897896

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