



Franklyn Crescent, Eastfield Peterborough
£260,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Semi Detached.
- Three Bedrooms.
- No Onward Chain.
- Three Reception Rooms
- Refitted Kitchen

"It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly."

Entrance porch

Double glazed door to entrance porch. Glazed door to:

Entrance hall

Stairs to first floor and landing, under stairs storage cupboard, radiator and doors to the following rooms:

Lounge 10'11" excluding bay by 11'10" to recess UPVC double glazed bay window to front, fireplace surround with inset tiled hearth, radiator, and



glazed patio doors leading through to family room.

Family room 11'11" by 10'11" to recess
Tiled gas flame effect fireplace and hearth,
radiator, and double glazed patio doors to:

Dining room 13'4" by 9'5"
UPVC double glazed window to rear, radiator,
double glazed door to lean to, and opening into,

Kitchen 17'8" max by 7'7"
Refitted modern kitchen to offer the following
single drainer stainless steel sink unit with mixer
tap and tiled splashback's, UPVC double glazed
window to side, good range of fitted drawer and
base units, fitted worktops over, matching wall
cupboards, four ring electric hob with oven and
grill below, stainless steel extractor hood fitted,
space for freestanding fridge freezer, further
below worktop recess for washing machine and
fridge/tumble dryer. Wall mounted gas boiler,
ceramic tiled flooring, and UPVC window to rear.
Door to:

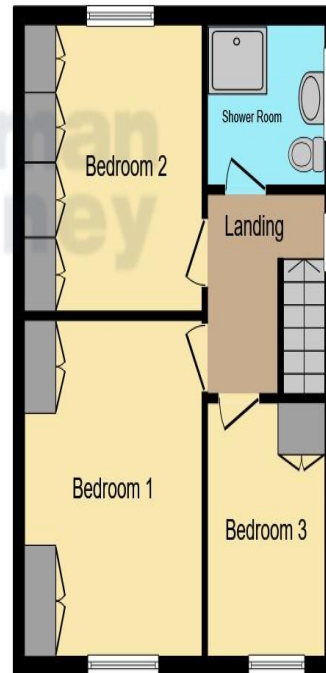
Cloakroom
Low-level WC and Ceramic tiled flooring.

Lean To 9' x 6' 10 "
Brick base with UPVC double glaze window to side
and rear, half glazed UPVC door to side leading to
garden.





Ground Floor



First Floor

First floor and landing.

Bedroom 1. 12'6" by 9'2"

Wall-to-wall fitted wardrobes with additional storage cupboards above, UPVC double glazed window to front, and radiator.

Bedroom 2 10'7" by 9'2"

Wall to wall fitted wardrobes, UPVC double glazed tilt and turn window to rear, radiator and door to airing cupboard.

Bedroom 3 9'4" to door recess by 7'4" maximum

L-shaped room with UPVC double glazed window to front, double doors to built-in cupboard over raised shelf area, and radiator.

Wet room

Recently installed wet room with shower area with shower curtain and electric shower, wash handbasin, low-level WC, fully tiled walls, purpose installed wet floor, radiator/heated towel rack, UPVC double glazed window to side, and extractor fan.

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

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



 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: PTB206828 - 0002

