



Gildenburgh Avenue, Peterborough
Offers in Excess of £270,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedrooms
- Extended Semi-Detached House
- Off Road Parking
- Garage
- Popular Location

"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."

We welcome this extended four bedroom semi detached house, located on the popular Gildenburgh Avenue. The property consists of a spacious lounge, 3 well sized bedrooms on the first floor as well as the fourth bedroom located on the ground floor which has an en-suite. On the ground floor there is also a separate Kitchen and dining room. The family bathroom is located on the first floor.

Outside there is a good-sized rear garden which gives you plenty of outdoor space for relaxing and



enjoying. The property consists of off-road parking and also a garage.

Living Room: - 20'2" (max) x 11'2"

Dining Room: - 11'3" (max) x 10'2"

Kitchen: - 13'4" (max) x 14'7" (max)

Bedroom Four: - 14'7" x 8'2"

En-Suite

Bedroom One: - 8'2" x 14'1" (max)

Bedroom Two: - 10'2" x 11'1"

Bedroom Three: - 7'0" (max) x 10'4" (max)




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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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: PTB206978 - 0004

