



Merevale Drive, Eye Peterborough  
**£170,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Freehold
- Garage
- Off road parking
- Perfect for first time buyers!
- Open plan living

## Ground floor:

Entrance Hall  
Stairs to the first floor, laminate flooring

Utility Room  
Plumbing for washing machine and storage cupboard.

## First Floor:

Lounge/diner/kitchen 21' 4" x 17' 1" max ( 6.50m x 5.21m max )  
Open plan living area with TV point, uPVC French door to the Juliet balcony and velux window.

Bedroom One 11' 10" x 8' 10" into wardrobe ( 3.61m x 2.69m into wardrobe )



#### En-Suite

Fitted with a three piece suite comprising shower cubicle with fitted shower over, vanity wash hand basin and a low level WC, heated towel rail, sloping ceiling.

Bedroom Two 9' 1" x 7' 9" (2.77m x 2.36m)

#### Bathroom

Fitted with a three piece suite comprising panelled bath, vanity wash hand basin and a low level WC.

#### Outside

To the front of the property is a driveway leading to the single garage. There are two other parking spaces to the rear of the property.




This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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](http://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: PTB207478 - 0001

