



## Jubilee Way, Crowland Peterborough

**Price: Freehold £220,000 offers in excess of**

- Three Bedrooms
- En Suite To Master
- Downstairs Cloakroom
- Enclosed Rear Garden
- Tenant In Situ
- Garage

EPC Rating: C



## ACCOMMODATION INCLUDES

### GROUND FLOOR

#### ENTRANCE HALL:

Entrance door. Radiator. Stairs to first floor.

#### CLOAKROOM:

UPVC Frosted double glazed window to front. Low level WC. Wash hand basin. Radiator.

#### KITCHEN:

(9'07" x 6') UPVC Double glazed window to front. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Wall mounted boiler.

#### LOUNGE:

(17'03" max x 12'09" max) UPVC Double glazed window and French doors to rear. Radiator.

#### FIRST FLOOR LANDING:

Built in cupboard. Stairs to second floor.

#### BEDROOM:

(9'04" max x 8'11" plus recess) UPVC Double glazed window to front. Radiator. Built in wardrobe.

#### BEDROOM:

(9'08" max x 7'02" max) UPVC Double glazed window to rear. Radiator.

#### BATHROOM:

Low level WC. Wash hand basin. Bath. Radiator.

## SECOND FLOOR LANDING:

Skylight.

#### BEDROOM:

(12'09" max x 14'03" max) UPVC Double glazed window to front. Radiator. Loft access. Built in airing cupboard housing hot water cylinder.

#### EN-SUITE:

Skylight. Low level WC. Wash hand basin. Shower cubicle with mains shower. Radiator.

## OUTSIDE

FRONT: Paved footpath leading to entrance door.

REAR GARDEN: Enclosed by fencing. Laid to lawn area. Patio area.

GARAGE: Up and over door. Personal door to garden.

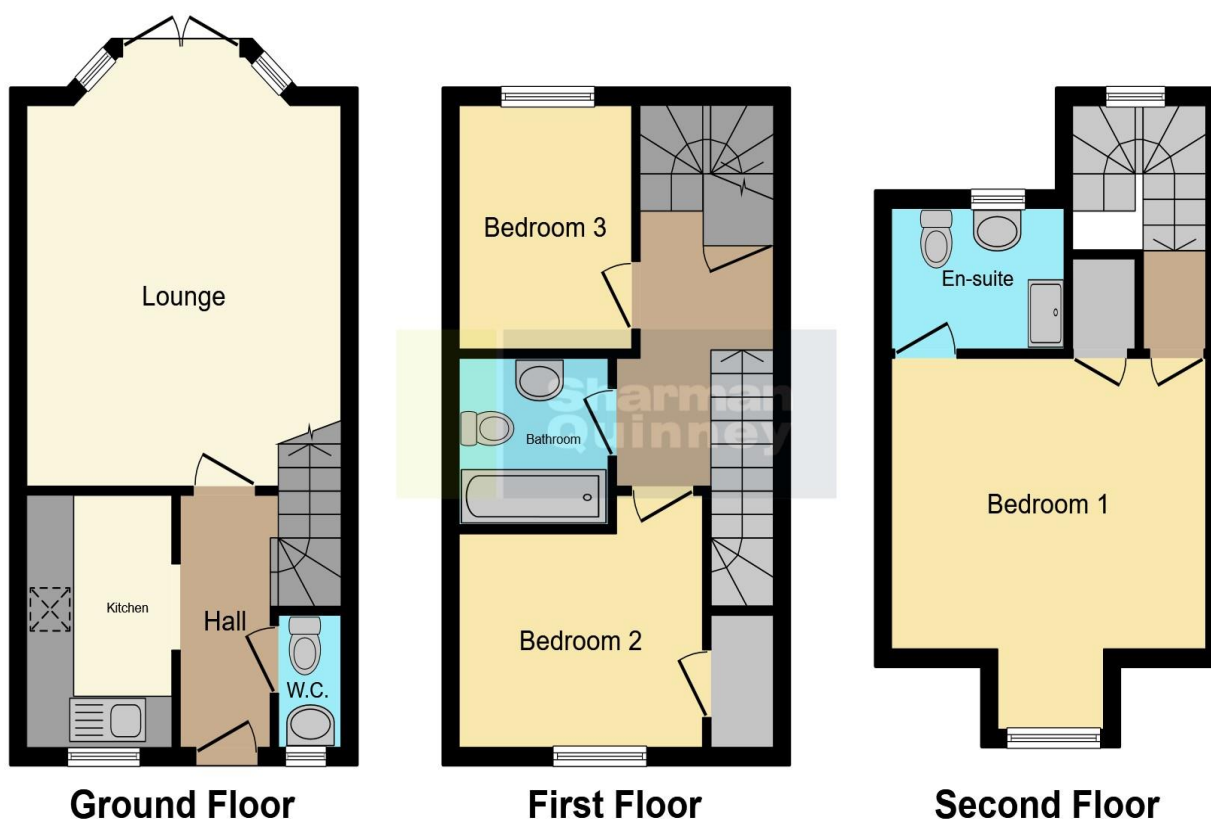
NB: The property is currently tenanted with a rent of £950pcm.



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: WER204542 - 0010

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.



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.

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**FREE MARKET APPRAISAL**

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