



Cissbury Ring, Werrington Peterborough  
**Offers In Excess Of £235,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Close To Local Amenities
- Shower Room
- Off Road Parking
- Three Bedrooms
- Enclosed Rear Garden

## GROUND FLOOR

**ENTRANCE HALL:** UPVC Double glazed entrance door. Radiator. Built in storage cupboard. Loft access with drop down ladder and housing wall mounted boiler.

**LOUNGE:** 4.58m x 3.04m (15'03" max x 10' plus recess) UPVC Double glazed French doors to rear. Radiator. Feature fireplace with inset gas fire.

**KITCHEN:** 2.77m x 3.65m (9'09" plus recess x 12' plus recess) UPVC Double glazed window to side and rear. UPVC Double glazed door to rear. 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. Radiator.





BEDROOM: 3.67m x 3.37m (12'05" X 11'07")  
UPVC Double glazed window to front. Radiator.

BEDROOM: 3.06m x 2.77m (10'07" x 9'09")  
UPVC Double glazed window to front. Radiator.

BEDROOM: 2.46m x 2.46m (8'10" x 8'08") UPVC  
Double glazed window to side. Radiator.

SHOWER ROOM: Two frosted UPVC Double  
glazed windows to side. Low level WC. Wash  
hand basin with mixer tap. Shower cubicle with  
wall mounted electric shower. Heated towel rail.

#### OUTSIDE

FRONT: Laid to decorative gravel. Block paved  
shared driveway to side.

REAR GARDEN: Enclosed by fencing. patio.  
Decking area. Garden shed.

NB: The property benefits from solar panels fitted  
in 2015 on a 20 year lease.






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 575757**

# Selling your property?

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

 01733 575757

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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.

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