



Churchfield Road, Peterborough  
**Guide Price £270,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Downstairs Bathroom
- Kitchen/Diner
- Two Reception Rooms
- Three Bedrooms
- Off Road Parking
- Enclosed Rear Garden

## GROUND FLOOR

**ENTRANCE HALL:** UPVC Double glazed entrance door. Stairs to first floor.

**DINING/FAMILY ROOM:** 4.57m x 3.37m (15' max x 11'7" max) UPVC Double glazed bay window to front. Radiator. Television point.

**KITCHEN/DINER:** 4.59m x 2.74m (15'7" x 9') UPVC Double glazed window to side and rear. UPVC Double glazed door to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob. Wall mounted boiler. Built in under stairs storage cupboard. Tiled floor.



INNER HALL: UPVC Frosted double glazed window to side. Tiled floor.

CLOAKROOM: UPVC Frosted double glazed window to side. Low level WC.

BATHROOM: UPVC Frosted double glazed window to rear. Wash hand basin with mixer tap. P-shape bath with mixer tap and mains shower over. Part tiled walls. Radiator. Tiled floor.

LOUNGE: 5.51m x 2.45m (18'11" max x 8'05" max) UPVC Double glazed window to front and rear. Tower radiator.

LEAN TO/UTILITY: Door to rear garden and further door to side. Window to side. Door leading to store shed with fitted work bench and light. Tiled floor. Space and plumbing for washing machine with worktop over.

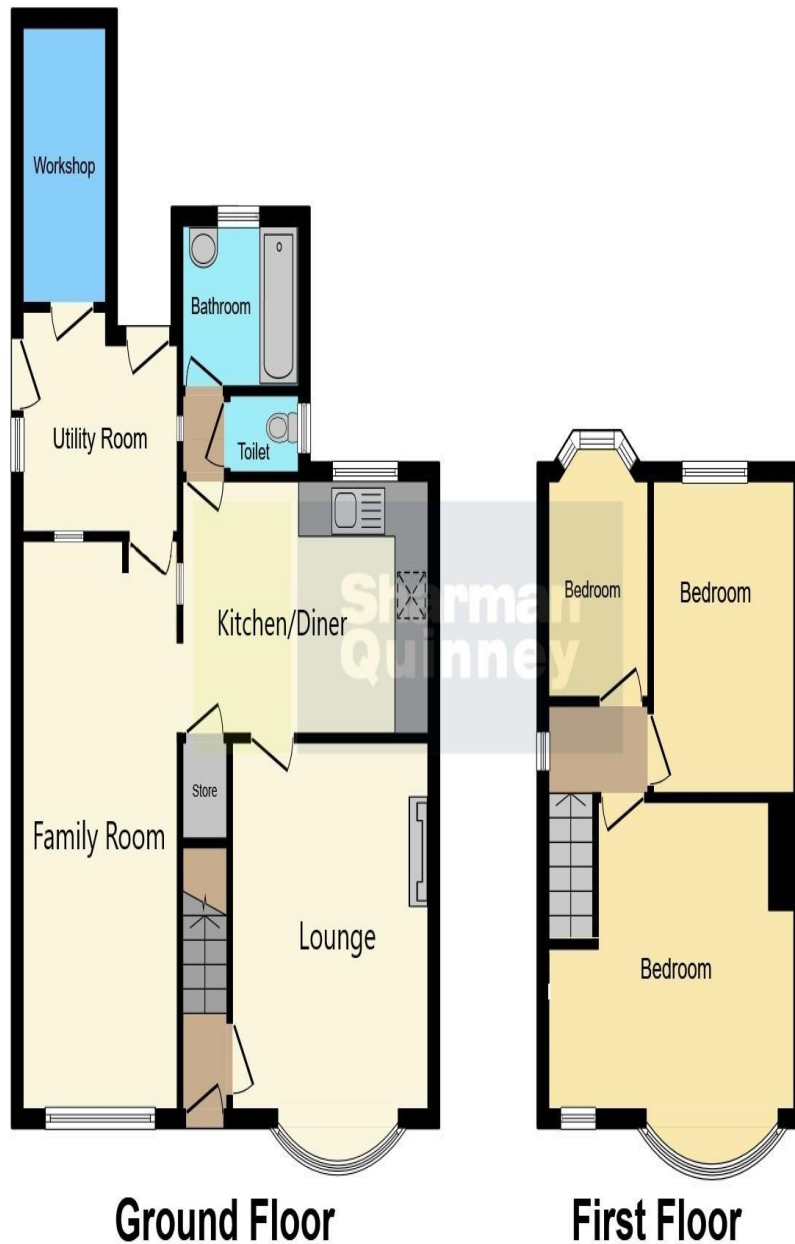
## FIRST FLOOR

LANDING: UPVC Double glazed window to side. Loft access.

BEDROOM: 3.98m x 4.59m (13'6" max x 15'6" max) UPVC Double glazed bay window and further window to front. Radiator.

BEDROOM: 3.35m x 2.45m (11' x 8'5") UPVC Double glazed window to rear. Radiator. Storage cupboard.





**Ground Floor**

**First Floor**

**BEDROOM:** 3.05m x 1.85m (10'2" max x 6'8")  
UPVC Double glazed window to rear. Radiator.

**LOFT:** Fully boarded with pull down ladder access and light.

**OUTSIDE:**

**FRONT:** Partly screened by hedging and fencing. Laid to lawn area. Driveway providing off road parking.

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


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

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@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: WER204997 - 0011

