



**Sharman  
Quinney**  
www.sharmanquinney.co.uk  
WERRINGTON 01733 575757  
**for sale**

Walnut Close, Newborough Peterborough  
**£270,000 Freehold**

**Sharman  
Quinney**

# Key Features



- No Chain
- Three Bedrooms
- Off Road Parking
- Garage
- Downstairs Cloakroom
- Enclosed Rear Garden
- Mortgage Advice Available In Branch

## Ground Floor

PVCu double part glazed entrance door to:

Entrance Hall  
Doors to:

### Cloakroom

Fitted with a two piece suite comprising wash hand basin and low-level WC.

### Lounge

6.47m x 3.60m (21'3" x 11'10")

Two PVCu double glazed window to front, Two radiators, opening to:



### Dining Area

2.15m x 2.38m (7'1" x 7'10")

PVCu double glazed window to side, radiator, door to:

### Kitchen

3.60m x 3.07m (11'10" x 10'1")

Fitted with a matching range of base and eye level units with worktop space over and sink unit. PVCu double glazed window to front and door leading out to garden.

### Bedroom 3/Study

2.71m x 3.07m (8'11" x 10'1")

PVCu double glazed window to rear, radiator.

### First Floor

#### Landing

Doors to:

#### Bedroom 1

3.70m x 3.60m (12'2" x 11'10")

PVCu double glazed window to front, radiator.

#### Bedroom 2

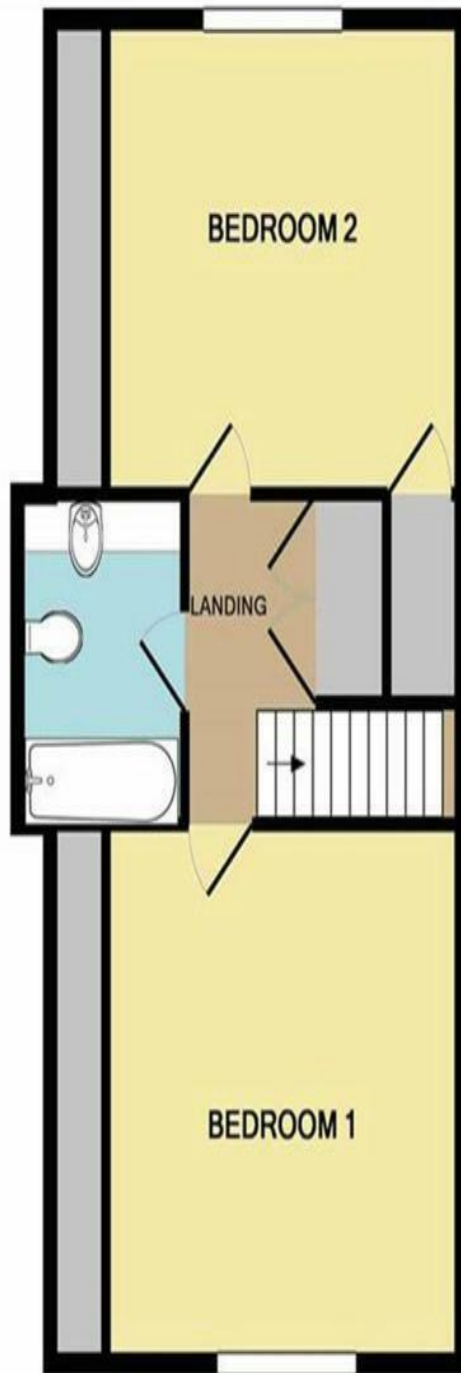
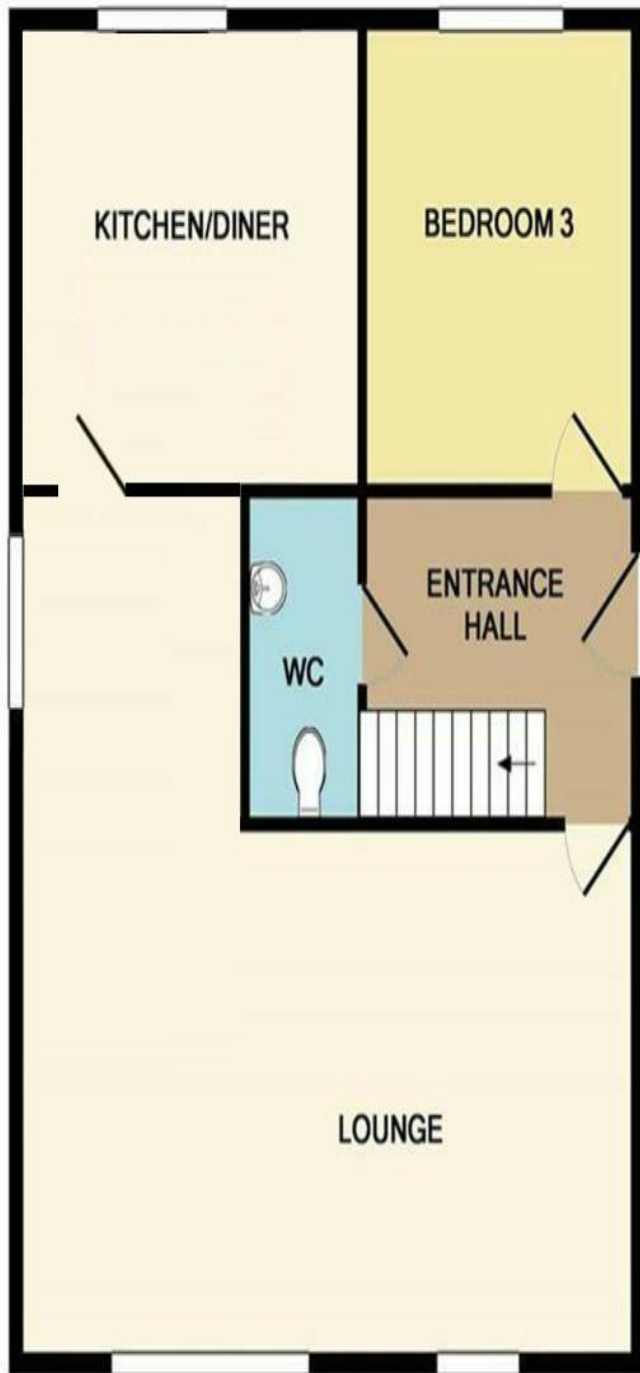
3.73m x 3.04m (12'3" maximum x 10')

PVCu double glazed window to rear, radiator.

#### Shower room

Fitted with three piece suite comprising shower, wash hand basin, low-level WC, heated towel rail,





PVCu obscure double glazed window to side.

Outside


Driveway to the side leading to single garage.  
The enclosed rear garden.

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: WER205011 - 0005

