



Herald Way, Gunthorpe Peterborough  
**Offers In Excess Of £200,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Two Double Bedrooms
- Lounge/Diner
- Downstairs Cloakroom
- Allocated Parking Space
- Enclosed Rear Garden

## GROUND FLOOR

**LOUNGE:** 6.10m x 3.96m (20'04" max x 13' max)  
Entrance door. UPVC Double glazed window to front. Two radiators. Built in storage cupboard. Stairs to first floor.

**CLOAKROOM:** Low level WC. Wash hand basin with mixer tap. Radiator.

**KITCHEN:** 3.68m x 2.74m (12'10" x 9' max)  
UPVC Double glazed window to rear. 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 chimney style cooker hood over. Wall mounted boiler. Radiator. Space for appliances.



## FIRST FLOOR

LANDING: Loft access.

BEDROOM: 3.69m x 3.68m (12'11" max x 12'10" max) UPVC Double glazed window to front. Radiator. Built in cupboard.

BEDROOM: 3.96m x 2.14m (13' max x 7'04" plus recess) UPVC Double glazed window to rear. Radiator.

BATHROOM: Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and shower attachment. Heated towel rail.

## OUTSIDE

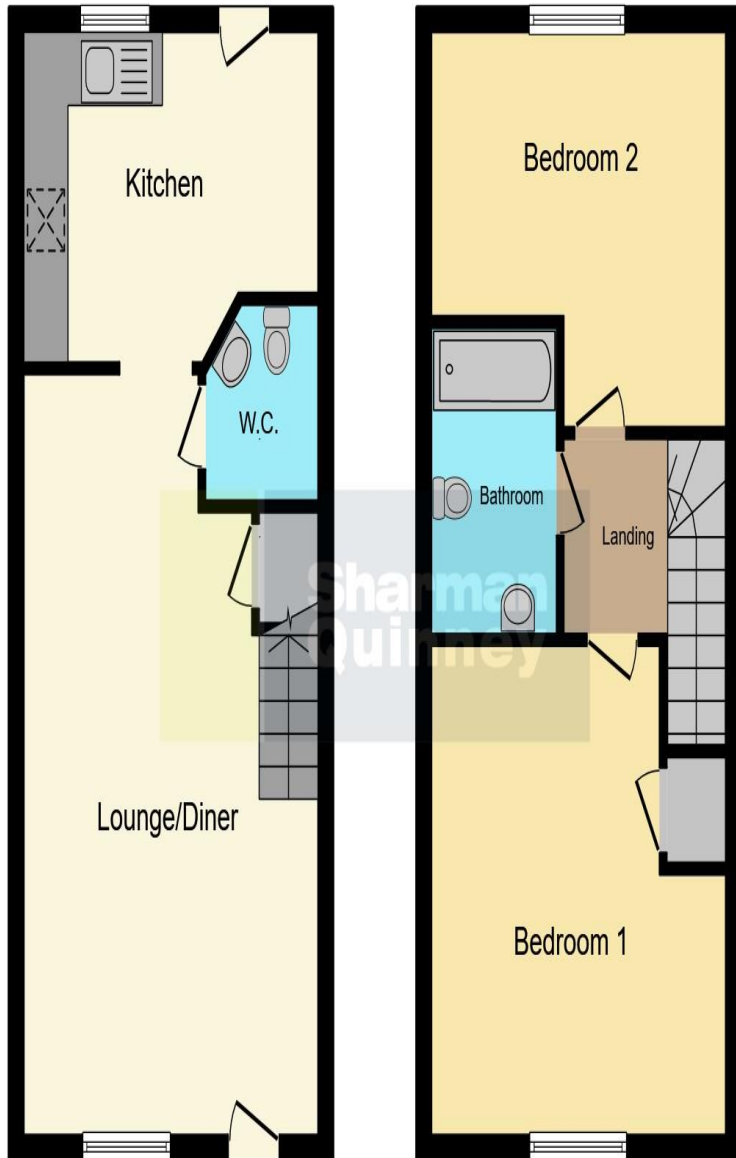
FRONT: Allocated parking space.

REAR GARDEN: Enclosed by fencing. Side access gate. Laid to lawn area. Patio. Garden shed.

NB: A management charge may apply to this property.







**Ground Floor**

**First Floor**


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.

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: WER205104 - 0003

