



Amberley Slope, Peterborough  
**Guide Price £240,000 Freehold**

**Sharman  
Quinney**



# Key Features



- No Onward Chain
- Two/Three Bedrooms
- One/Two Reception Rooms
- Semi Detached Bungalow
- Generous Sized Rear Garden
- Set in Heart of Old Werrington Village

## Description

### Ground Floor

UPVC double part glazed leaded light entrance door to:

### Entrance Hall.

Store cupboard housing combination gas boiler, loft access, radiator and separate meter cupboard. Doors to:

### Lounge 4.5m x 2.9m (14'9" x 9'6")

Ornate fireplace surround with marble hearth and inset. Gas coal effect fire place. Large UPVC double glazed picture window and matching French door to the rear garden. Dado rail, and radiator.





Kitchen 3.9m x 2.9m (12'9" x 9'5")

One and a half bowl sink unit with mixer tap and tiled splash backs. Range of fitted drawer and base units with matching wall cupboards and fitted work tops. Recess for a free standing gas cooker with a pull out extractor hood over. Recess for a washing machine. Radiator, UPVC double glazed French door with matching side windows leading to a rear lean to.

Lean To 2.1m x 0.9m (6'8" x 2'11")

UPVC double glazed half height windows and matching UPVC door to the rear garden.

Bedroom One/Dining Room

3.7m x 3.4m (12'1" x 11'1")

UPVC double glazed window to the front, ornate fireplace surround with inset marble hearth and gas coal effect fire, and double radiator.

Bedroom 2

3.5m x 2.9m (11'5" x 9'6")

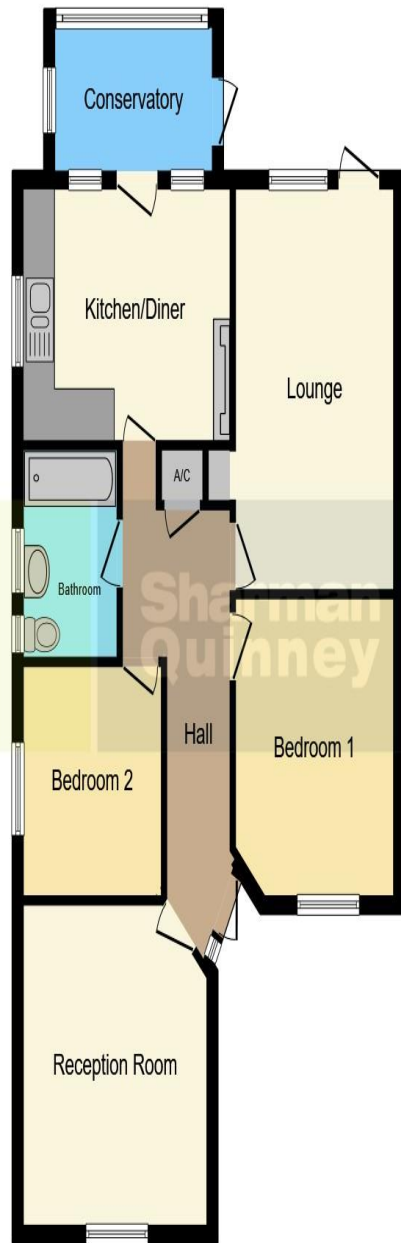
UPVC double glazed window to the front, and radiator.

Bedroom 3

2.6m x 2.6m (8'6" x 8'6")

UPVC double glazed window to side, and radiator.





### Bathroom

Fitted with three piece suite comprising of a panelled bath with mixer tap and shower attachment over, folding shower screen, tiled surround, low level WC and wash hand basin with tiled splash backs, twin UPVC double glazed windows to the side, and double radiator.

### Outside

#### Front

The front is open plan and gravelled for easy maintenance. Pedestrian path to the front door. Shared drive way leads to a detached single garage and gated side access.

#### Rear

A generous sized garden with a large block paved and slabbed patio area leading to a lawned area. Further gravelled and lawned area beyond. Established shrub borders to the sides and rear. Private door to the garage (Power connected)


NB: The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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)



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