



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

Bristol Avenue, Werrington Village Peterborough
Offers In Excess Of £250,000 Freehold

**Sharman
Quinney**

Key Features



- Semi Detached Home
- Three Bedrooms
- Lounge Diner
- Off Road Parking
- Sought After Location

Glazed door to
Entrance Lobby

Lounge Diner 7m x 3.8m narrowing to 2.8m (22,0'
x 12'4" narrowing to 9'1")
Fitted gas fire with back boiler, UPVC double
glazed bay window to front, and UPVC double
glazed window to rear, and radiator.

Kitchen 2.5m x 1.8 m max (8'2" x 5'9")
Single drainer stainless steel sink unit, tiled splash
back, UPVC double glazed window to the rear, part
glazed UPVC door to the garden, range of fitted
drawer and base cupboards, matching wall
cupboards, recess for free standing cooker. Fitted
worktops plumbing and recess for a washing
machine, ceramic tiled flooring.



First Floor

Landing

Loft access and doors to the following:

Bedroom 1 3.5m x 3.6 max
UPVC double glazed window to the rear and radiator.

Bedroom 2 3.3m x 2.9 min (10'8" x 9'5" min)
UPVC double glazed window to the front, and radiator.

Bedroom 3 2.6m x 2.2 max (8'5" x 7'2" max)
L-shaped room with UPVC double glazed window and door to built in cupboard over staircase baulk head.

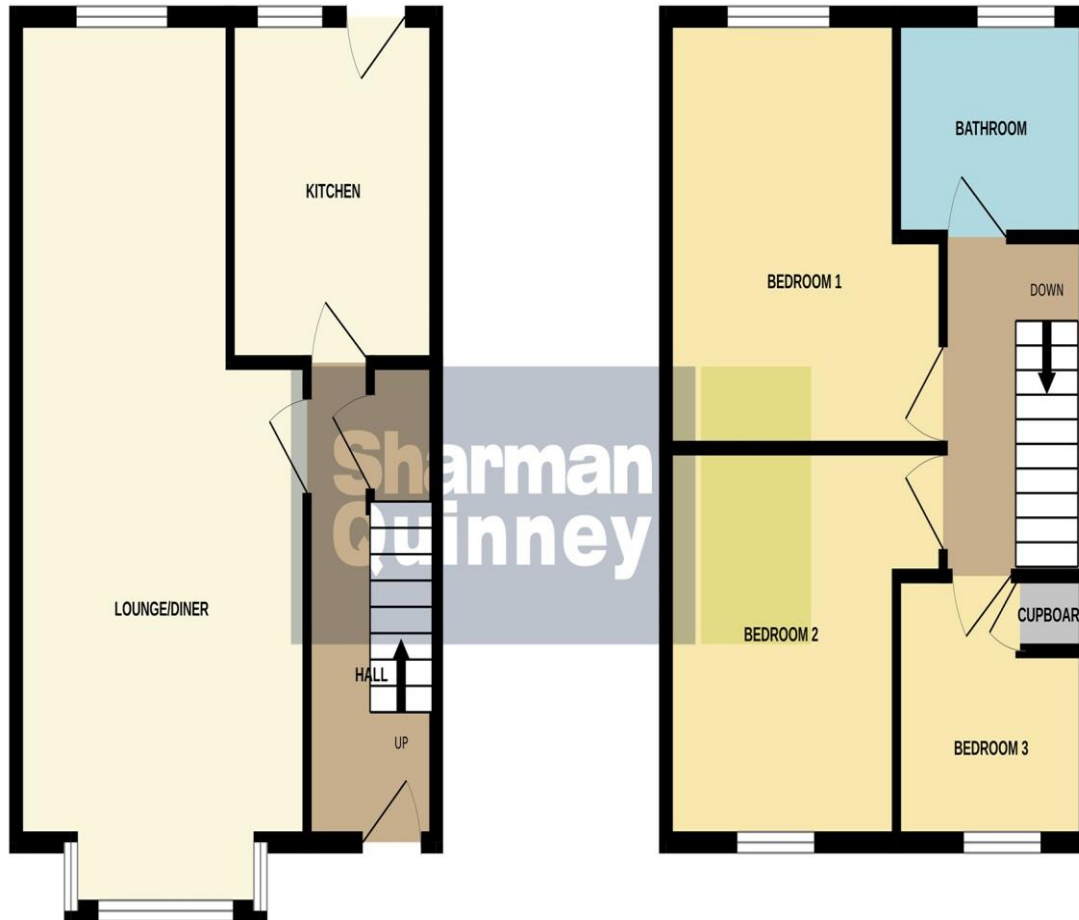
Bathroom

Three piece suite with panelled bath, wash hand basin and low level WC. Chrome radiator, airing cupboard housing hot water tank, and UPVC double glazed window to rear.



GROUND FLOOR

1ST FLOOR



Outside

Front

Enclosed established garden with flower and shrub borders. Gated access for pedestrian and vehicular access. Gated side access.

Rear

Mature garden with established flower and shrub beds, central patio area, timber shed, green house and UPVC door to the garage.

Garage 7.4m x 2.4m (24'2" x 7'8")


AGENTS NOTE - 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

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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: WER205151 - 0007

