



Fulbridge Road, Werrington Peterborough
£250,000 **Freehold**

**Sharman
Quinney**

Key Features



- Semi Detached House
- Three Bedrooms
- Large Rear Garden
- Ample Off Road Parking
- No Onward Chain
- In Need Of Updating

Entrance Hall

Front door to entrance hall, stairs to the first floor and landing. Doors to:

Lounge Diner 5m x 3.1m (16'5" x 10'4")

Bay window to the front, tiled fireplace surround and hearth, and radiator.

Kitchen 3.5m min x 3.1m max (16'5'; min x 10'4" max)

Single drainer sink unit with taps over and base cupboard, fitted worktop with plumbing and recess for a washing machine, tiled fireplace surround and hearth. Recess for a free-standing cooker, wall mounted gas boiler, window to the side, and UPVC part glazed door to the lean to.



Lean To 4.4m x 1.55m (14'7" x 5'10")
Brick base with UPVC double glazed windows to either side, polycarbon roof and a part glazed UPVC door to the garden.

First Floor and Landing

Bedroom 1 4.1m x 3.16m (13'7" x 9'8")
UPVC double glazed window to the front, and radiator.

Bedroom 2 3.2m x 2.77m (10'5" x 9'11")
UPVC double glazed window to rear and radiator.

Bedroom 3 2.9m x 2.19m (9'6" x 7'2")
UPVC double glazed window to the rear and radiator.

Shower Room

Three piece suite with a shower cubicle, wash hand basin and WC, window to the front and heated towel rail.

Outside

Front

The front garden is a good size and laid to lawn, with drive way offering ample off road parking with gated side access to the rear of the house.

Rear

Established garden laid to lawn with established borders.





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.


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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

 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: WER205181 - 0001

