



Croyland Road, Walton Peterborough
Offers In Excess Of £170,000 **Freehold**

**Sharman
Quinney**

Key Features



- Extended Kitchen
- Lounge/Diner
- Two/Three Bedrooms
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE PORCH: UPVC Double glazed entrance door. Further door to;

ENTRANCE HALL: Radiator. Stairs to first floor.

DINING AREA: 4.90m x 2.77m (16'10" max x 9'09" max) UPVC Double glazed window to rear. Radiator. Built in under stairs cupboard. Opening to;

LOUNGE AREA: 3.68m x 3.07m (12'10" max x 10'10") UPVC Double glazed window to front. Radiator.



KITCHEN/DINER: 4.57m x 3.68m (15' x 12'09")
UPVC Double glazed window to side and rear.
Door to rear. Fitted with a range of base and wall
units. Stainless steel sink and drainer with mixer
tap. Built in oven. Fitted hob. Radiator.

FIRST FLOOR

LANDING: Loft access.

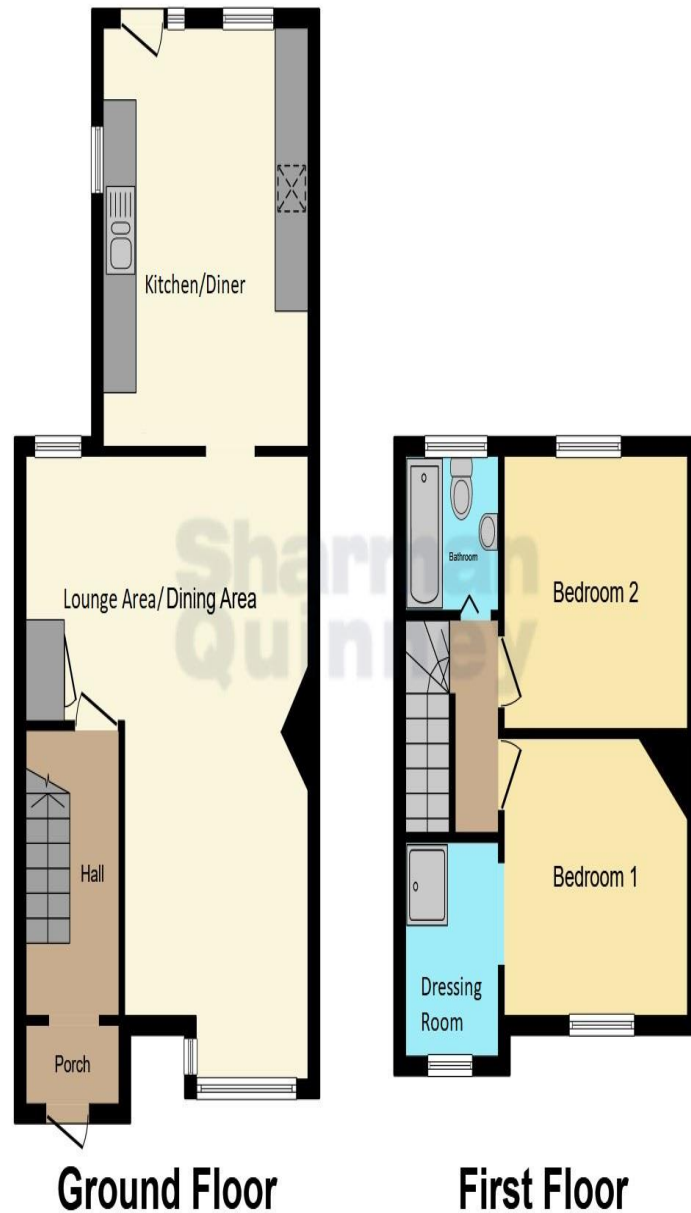
BEDROOM: 3.35m x 2.77m (11'02" max x 9'09")
UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.06m x 3.05m (10'06" plus recess x
10'01") UPVC Double glazed window to front.
Radiator. Opening to;

DRESSING ROOM (PREVIOUSLY BEDROOM):
2.13m x 2.16m (7' x 7'11") UPVC Double glazed
window to front. Shower cubicle with wall
mounted electric shower.

BATHROOM: UPVC Frosted double glazed
window to rear. Low level WC. Wash hand basin.
Bath. Heated towel rail.





Ground Floor

First Floor

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

OUTSIDE

FRONT: Driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Patio. Laid to lawn area with Willow tree.


NB: The sale of this Property will be subject to Grant of Letters of Administration from the Probate Registry. We ask that interested parties seek guidance as to the potential timeframes involved for this purchase with their Conveyancer.

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: WER205221 - 0004

