



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

Gatenby, Werrington Peterborough
Offer In Excess Of £245,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Modern Kitchen
- Downstairs Cloakroom
- Modern Bathroom
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Stairs to first floor.

CLOAKROOM: UPVC Double glazed window to front. Low level WC. Wash hand basin.

KITCHEN/DINER: 4.47m x 3.43m (14'8" x 11'3") UPVC Double glazed window to front. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven. Fitted hob with cooker hood over. Integrated dishwasher, washing machine, two fridges and two freezers. Wall mounted boiler (replaced September 2024).

Lounge 4.52m x 3.51m (14'10" x 11'6") UPVC Double glazed window and French doors to rear. Radiator.



UTILITY AREA

FIRST FLOOR

LANDING: Loft access.

BEDROOM: 4.19m x 3.58m (13'9" x 11'9")
UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.58m x 3.20m (11'9" x 10'6") UPVC
Double glazed window to front. Radiator.

BEDROOM: 2.79m x 2.08m (9'2" x 6'10") UPVC
Double glazed window to rear. Radiator.

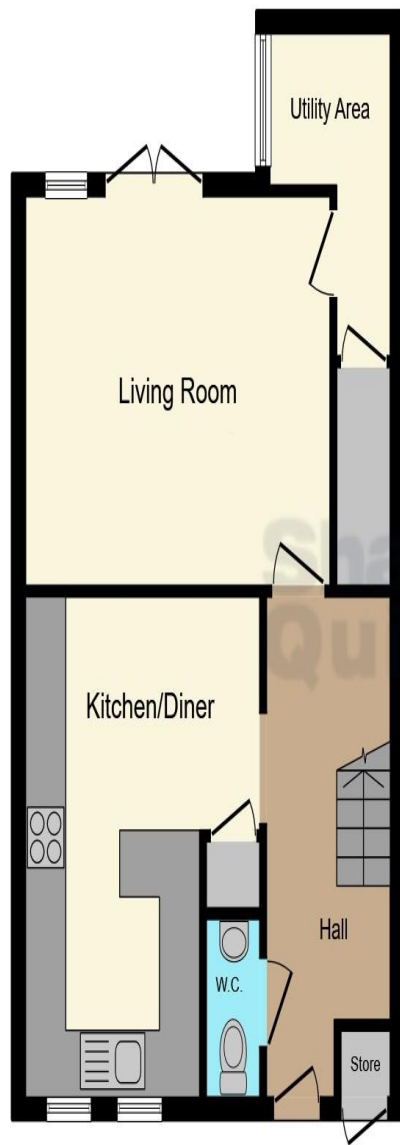
BATHROOM: UPVC Double glazed window to
front. Low level WC. Wash hand basin. Bath
with shower over. Heated towel rail.

OUTSIDE

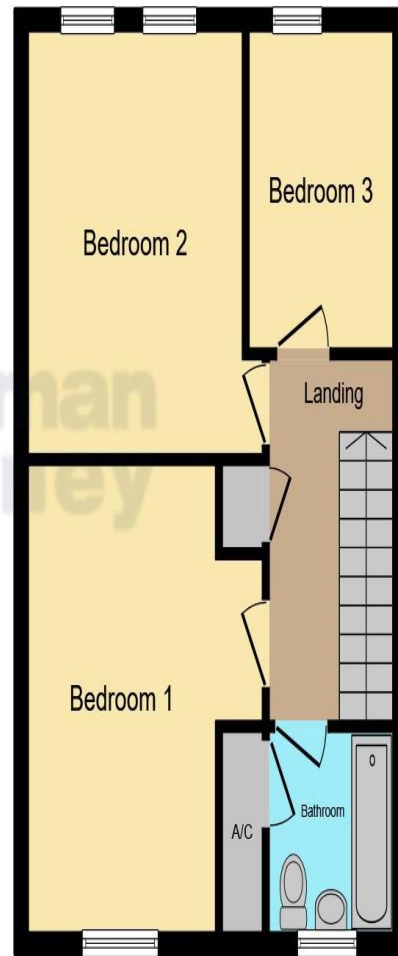
FRONT: Decorative gravel and block paved area.
Communal parking area.

REAR GARDEN: Enclosed by brick wall. Laid to
low maintenance patio. Features include sensor
lighting, bar area, pizza oven and under cover
seating area with projector screen.





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

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: WER205317 - 0001

