



Paston Ridings, Peterborough
Offers in Excess of £215,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Stairs to first floor.

LOUNGE: 4.89m x 3.98m (16'07" max x 13'09" max) UPVC Double glazed window to front. Radiator.

KITCHEN/DINER: 4.30m x 2.45m (14'11" x 8'05") UPVC Double glazed window to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Wall mounted boiler.

REAR LOBBY: UPVC Double glazed door to rear garden.

CLOAKROOM: UPVC Double glazed window. Low



level WC.

FIRST FLOOR

LANDING: UPVC Double glazed window to side. Loft access.

BEDROOM: 3.97m x 2.77m (13'04" max x 9'11" max) UPVC Double glazed window to rear. Radiator. Built in cupboard.

BEDROOM: 3.67m x 2.47m (12'06" max x 8'11" plus recess) UPVC Double glazed window to front. Radiator.

BEDROOM: 2.46m x 2.16m (8'09" x 7'09") UPVC Double glazed window to front. Radiator. Built in cupboard.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and wall mounted electric shower.

OUTSIDE

FRONT: Driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Side gate. Patio area. Laid to lawn.

NB: The property is currently tenanted with a tenant paying £1250pcm. The property is





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


available to buy with the tenant in situ or with vacant possession.

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01733 575757

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