



Gunthorpe Road, Peterborough
£325,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedrooms
- Downstairs Cloakroom
- Kitchen/Diner
- Enclosed Rear Garden
- Garage

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Built in under stairs cupboard. Stairs to first floor.

CLOAKROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Fitted cupboards. Heated towel rail.

LOUNGE: 5.40m x 3.35m (16'6" x 10'11") UPVC Double glazed window to front and rear. Radiator.

KITCHEN/DINER: 5.83m x 3.18m (19'1" x 10'5") UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap.



Integrated dishwasher and fridge/freezer.
Cooker. Radiator. Opening to;

CONSERVATORY: 2.89m x 2.79m (9'5" x 9'1")
UPVC Double glazed windows and French doors.

FIRST FLOOR

LANDING: UPVC Double glazed window to front.
Loft access. Built in airing cupboard housing hot
water cylinder.

BEDROOM: 3.84m x 3.02m (12'7" x 9'10") UPVC
Double glazed window to rear. Radiator.

BEDROOM: 3.30m x 2.38m (10'9" x 7'9") UPVC
Double glazed window to rear. Radiator.

BEDROOM: 3.27m x 2.10m (10'8" x 6'10") UPVC
Double glazed window to rear. Radiator.

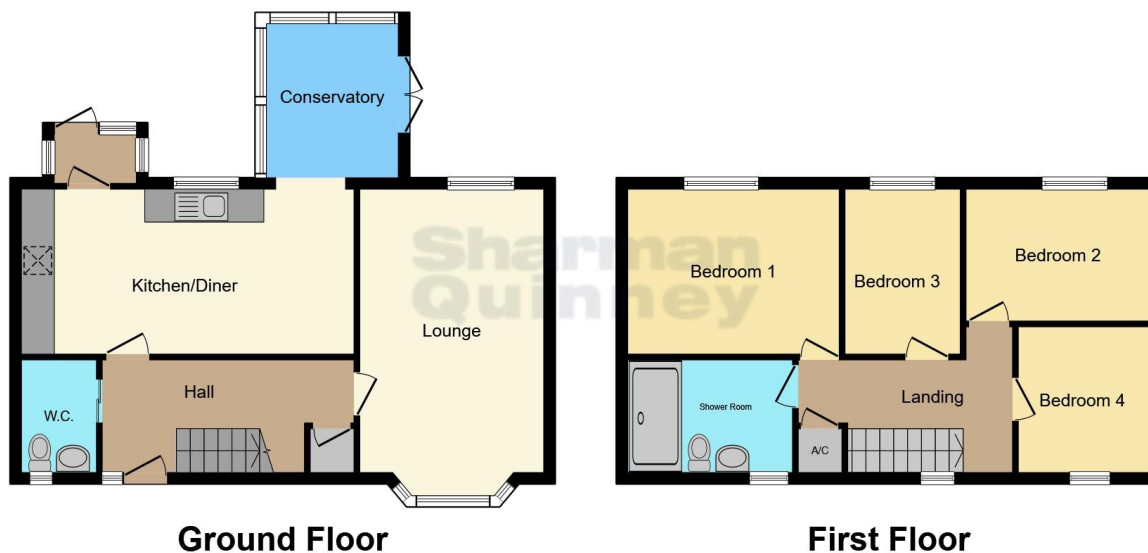
BEDROOM: 2.64m x 2.36m (8'7" x 7'8") UPVC
Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed
window to front. Low level WC. Wash hand basin
with mixer tap. Walk in shower with mains
shower. Heated towel rail.

OUTSIDE

FRONT: Enclosed by low level iron fencing with
personal access gate. Laid to paving.





REAR GARDEN: Enclosed by brick wall. Side gate. Laid to patio.

GARAGE: Up and over door. Power and lighting. Roof storage. Personal door to garden. Parking space.

NB: The property benefits from solar panels.

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: WER205427 - 0001

