



Arundel Road, Peterborough
£190,000 Freehold

**Sharman
Quinney**

Key Features



- Two Double Bedrooms
- Modern Kitchen
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

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

LOUNGE: 4.57m x 3.38m (15'02" max x 11'10" plus recess) UPVC Double glazed window to front. Two radiators.

KITCHEN: 3.96m x 2.13m (13' x 7') UPVC Double glazed window to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in double oven. Fitted hob.

LOBBY: UPVC Double glazed door to side. Radiator. Wall mounted boiler.



CLOAKROOM: Window. Low level WC.

FIRST FLOOR

LANDING: UPVC Double glazed window to side. Radiator.

BEDROOM: 4.57m x 3.05m (15'02" x 10'03")
UPVC Double glazed window to front. Radiator.
Two built in cupboards.

BEDROOM: 3.38m x 3.06m (11'09" max x 10'07" max)
UPVC Double glazed window to rear. Radiator.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Bath with mixer tap and shower attachment. Heated towel rail.

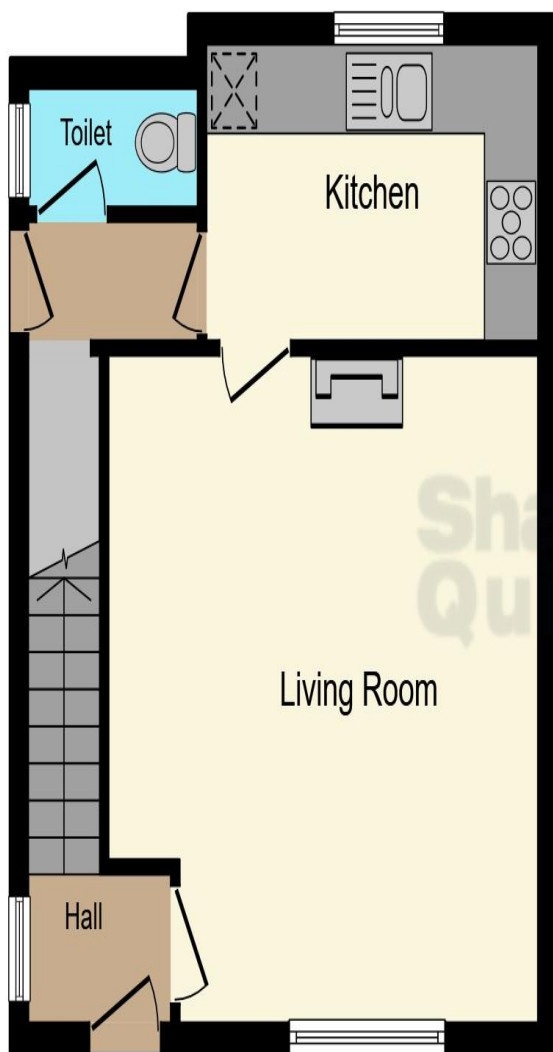
OUTSIDE

FRONT: Driveway providing off road parking.

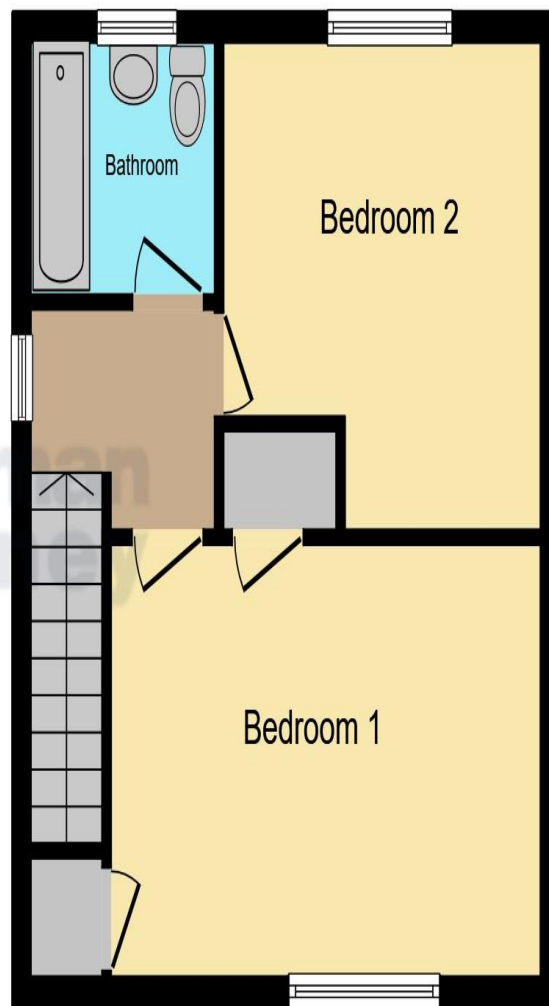
REAR GARDEN: Enclosed by fencing. Patio area. Laid to lawn area.

Agents Notes: Under the terms of the Estate Agency Act 1979 (Section 21) please note that the Purchaser of this property is a close associate of Sharman Quinney Holdings Ltd





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

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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: WER205428 - 0001

