



Lichfield Avenue, Peterborough  
£265,000 **Freehold**

**Sharman  
Quinney**

# Key Features



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

## GROUND FLOOR

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

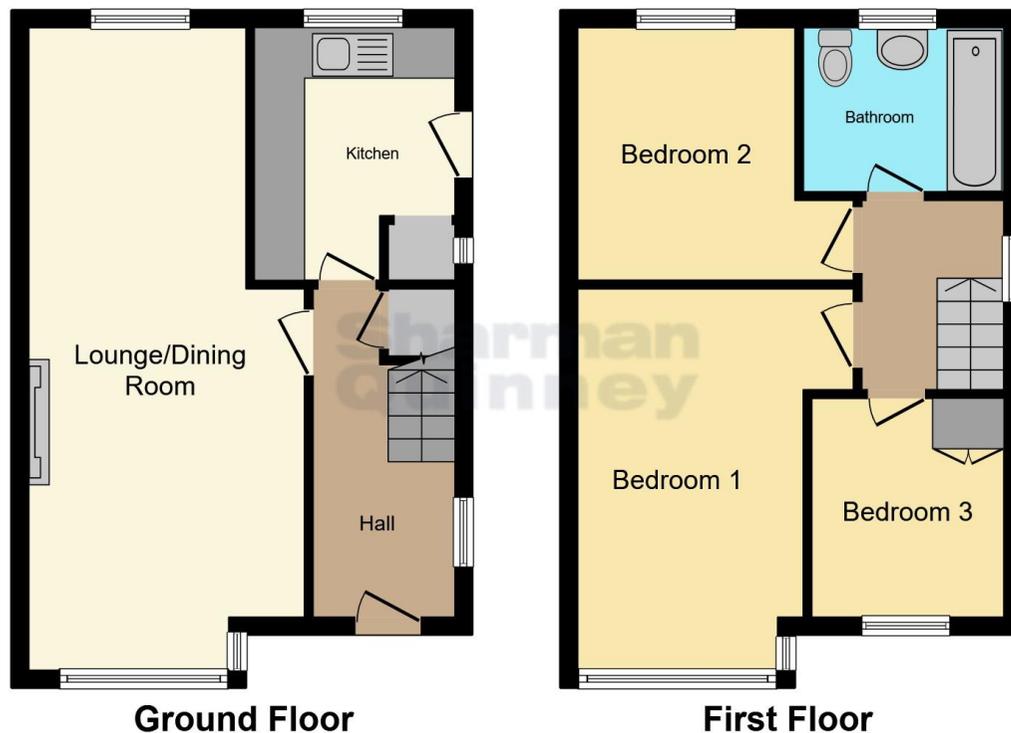
**KITCHEN:** 2.43m x 3.06m (8' max x 10'04" max) UPVC Double glazed window to rear and side. UPVC Double glazed door to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Wall mounted boiler. Storage area.

**LOUNGE/DINER:** 7.62m x 3.36m (25'02" max x 11'04" max) UPVC Double glazed window to front and rear. Radiator.

## FIRST FLOOR

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





**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](http://www.focalagent.com)

**BEDROOM:** 4.29m x 2.77m (14'10" max including wardrobes x 9'11" max) UPVC Double glazed window to front. Radiator. Fitted wardrobes.

**BEDROOM:** 2.77m x 2.76m (9'10" max x 9'06" plus recess) UPVC Double glazed window to rear. Radiator.

**BEDROOM:** 2.45m x 2.15m (8'07" max x 7'07" max) UPVC Double glazed window to front. Radiator. Fitted wardrobe.

**BATHROOM:** UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap set in vanity unit. Bath with mixer tap and wall mounted mains shower over. Heated towel rail.

#### OUTSIDE

**FRONT:** Driveway providing off road parking. Gates to carport and garage.

**REAR GARDEN:** Enclosed by fencing. Laid to lawn. Paved area.

**NB:** The property has previously had subsidence to the internal rear wall due to a drain issue however this has been resolved and there is a certificate in place.

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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