



Redbridge, Peterborough  
**£325,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Three Bedrooms
- Kitchen/Diner
- En-Suite To Master
- Downstairs Cloakroom
- Off Road Parking

## GROUND FLOOR

**ENTRANCE HALL:** UPVC Double glazed entrance door. Radiator. Built in cupboard.

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

**LOUNGE:** 4.58m x 4.58m (15'04" max x 15'03" max) UPVC Double glazed window to front and rear. UPVC Double glazed French doors to rear. Radiator. Fireplace. Stairs to first floor.

**KITCHEN/DINER:** 6.41m x 2.74m (21'05" x 9'02") UPVC Double glazed window to front and rear. UPVC Double glazed door to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Two radiators. Wall mounted boiler.





## FIRST FLOOR

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

BEDROOM: 3.66m x 2.75m (12'01" max x 9'05" max including wardrobes) UPVC Double glazed window to rear. Radiator. Built in wardrobe.

ENSUITE: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

BEDROOM: 2.74m x 3.38m (9' plus recess x 11'11" max) UPVC Double glazed window to rear. Radiator. Built in cupboard. Loft access.

BEDROOM: 2.47m x 1.84m (8'11" x 6'05") UPVC Double glazed window to front. Radiator.

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

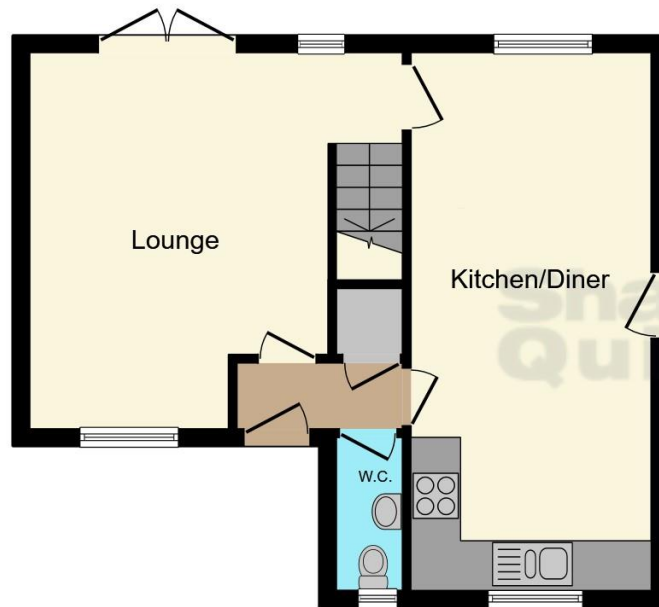
## OUTSIDE

FRONT: Driveway providing off road parking.

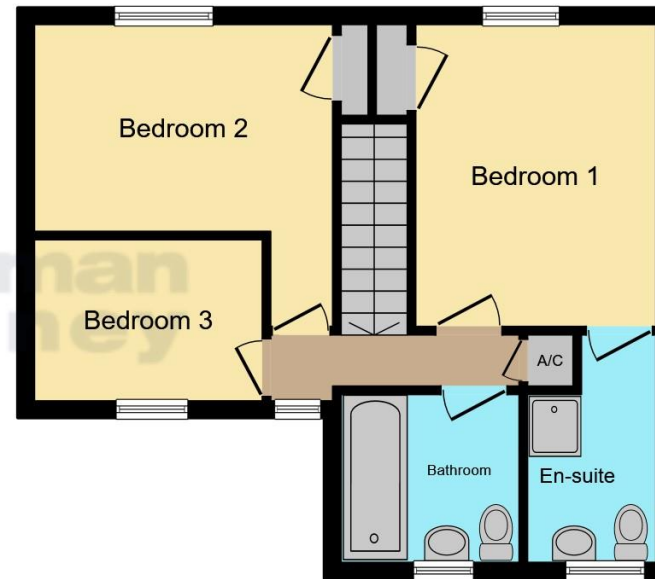
GARAGE: Personal door to side.

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





**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)

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](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://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: WER205475 - 0001

