



Willesden Avenue, Peterborough
offers in excess of £190,000 **Freehold**

**Sharman
Quinney**

Key Features



- Two/Three Bedrooms
- Conservatory
- Lounge/Diner
- Enclosed Rear Garden

GROUND FLOOR

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

LOUNGE AREA: 3.08m x 3.68m (10'11" max x 12'10" plus recess) UPVC Double glazed window to front. Radiator. Fireplace. Opening to;

DINING AREA: 5.51m x 2.77m (18'08" max x 9'11" max) UPVC Double glazed French doors to rear. Radiator.

CONSERVATORY: 3.96m x 2.74m (13'02" x 9'02") UPVC Double glazed windows and French doors.

KITCHEN: 5.49m x 1.85m (18'01" x 6'09") UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Radiator.





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

FIRST FLOOR

LANDING: Loft access.

BEDROOM: 3.69m x 3.35m (12'11" x 11'01" including wardrobes) UPVC Double glazed window to front. Radiator. Fitted wardrobes. Built in cupboard housing wall mounted boiler.

BEDROOM: 3.08m x 2.46m (10'11" x 8'10") UPVC Double glazed window to side. Radiator. Door to;

BEDROOM: 2.77m x 1.83m (9'10" x 6'01") UPVC Double glazed window to rear. Radiator.

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 electric shower. Radiator.

OUTSIDE

REAR GARDEN: Enclosed by fencing. Side access gate. Patio area. Step up to low maintenance block paved garden with shrub borders including fruit trees, fern trees, vines and herbs. Garden shed and tree to rear.

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: WER203578 - 0002