



Bowness Way, Peterborough
£240,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Conservatory
- Downstairs Cloakroom
- Garage
- Off Road Parking

GROUND FLOOR

ENTRANCE HALL: Entrance door.

CLOAKROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin. Radiator.

LOUNGE: 4.57m x 3.97m (15'02" max x 13'05" max) UPVC Double glazed window to front and side. Radiator. Stairs to first floor.

KITCHEN: 4.58m x 2.46m (15'04" x 8'08") UPVC Double glazed window to rear and door to side. Fitted with a range of base and wall units. Circular stainless steel sink with mixer tap. Freestanding cooker with 8 ring burner hob. Integrated dishwasher. Wall mounted boiler. Radiator. Patio door to;



CONSERVATORY: 3.05m x 3.05m (10'01" x 10'01") Windows and door.

FIRST FLOOR

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

BEDROOM: 3.37m x 2.46m (11'06" max to wardrobes x 8'09") UPVC Double glazed window to front. Built in wardrobe. Radiator.

BEDROOM: 2.76m x 2.45m (9'06" max x 8'05" plus recess) UPVC Double glazed window to rear. Radiator.

BEDROOM: 1.93m x 1.88m (6'40" x 6'20") UPVC Double glazed window to front. 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 mains shower over. Heated towel rail.

OUTSIDE

FRONT: Partly screened by hedging. Driveway provided off road parking.

GARAGE: Up and over door. Personal door to side. Power and lighting.





REAR GARDEN: Enclosed by fencing. Side gates. Patio area. Laid to lawn area with shrub border.

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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