



Draper Road, Peterborough
£325,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four Bedrooms
- En-Suite To Master
- Kitchen/Diner
- Downstairs Cloakroom
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Built in under stairs cupboard. Stairs to first floor.

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

LOUNGE: 3.34m x 5'09m (10'9" x 16'6") UPVC Double glazed window to front. Radiator.

KITCHEN/DINER: 5.67m x 3.30m (18'6" x 10'8") UPVC Double glazed window and French doors to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Integrated fridge/freezer, dishwasher and washing machine. Built in double oven and fitted hob with cooker hood over. Radiator.

FIRST FLOOR

LANDING: Loft access. Radiator. Built in cupboard.



BEDROOM: 3.49m x 2.81m (11'4" x 9'2") UPVC
Double glazed window to rear. Radiator.

EN-SUITE: UPVC Frosted double glazed window
to side. Low level WC. Wash hand basin with
mixer tap. Shower cubicle with mains shower.
Radiator.

BEDROOM: 3.14m x 2.81m (10'3" x 9'2") UPVC
Double glazed window to front. Radiator.

BEDROOM: 2.76m x 2.14m (9'05" x 7'01") UPVC
Double glazed window to rear. Radiator.

BEDROOM: 2.76m x 2.02m (9'6" x 6") UPVC
Double glazed window to front. Radiator.

BATHROOM: Low level WC. Wash hand basin
with mixer tap. Bath with mixer tap. Wall
mounted mains shower. Radiator.

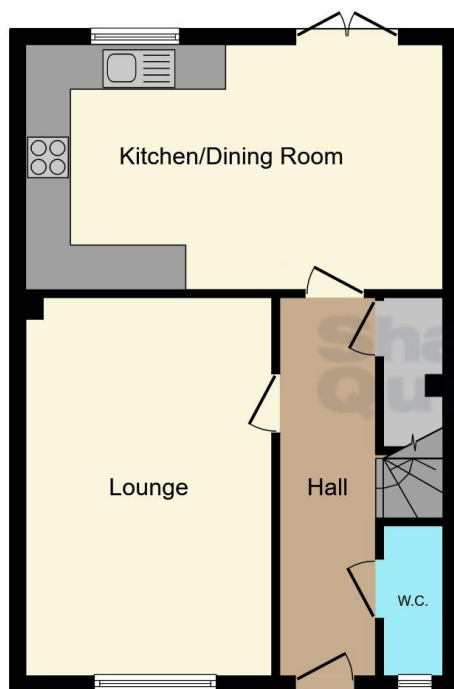
OUTSIDE

FRONT: Laid to lawn area with low level hedging.
Driveway providing ample off road parking.

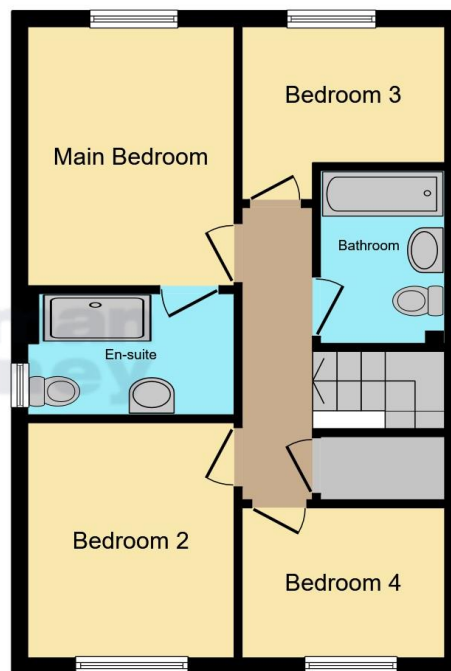
REAR GARDEN: Enclosed by fencing. Access
gate. Patio area. Laid to lawn area with shrub
borders. Electric point. Outside tap. Summer
house.

NB: The vendor informs us a management
charge of approx. £200pa applies to this property.





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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