



Swallowfield, Peterborough
£250,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Dining Area
- Enclosed Garden
- Garage
- No Upward Chain

GROUND FLOOR

LEAN TO

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

LOUNGE: 5.20m x 3.06m (17'08" x 10'04" plus recess) UPVC Double glazed window and French doors. Tower radiator.

DINING AREA: 2.75m x 2.46m (9'05" x 8'09") UPVC Double glazed window. Radiator. Opening to;

KITCHEN: 2.46m x 2.74m (8'08" x 9'01") UPVC Double glazed window. Fitted with a range of base and wall units. Stainless steel sink and



drainer with mixer tap. Fitted hob. Wall mounted boiler.

FIRST FLOOR

LANDING: UPVC Double glazed window. Radiator.

BEDROOM: 2.77m x 3.37m (9'10" plus recess x 11'07" max) UPVC Double glazed window. Radiator. Loft access. Built in cupboard.

BEDROOM: 3.07m x 3.07m (10'08" plus recess x 10'09" max) UPVC Double glazed window. Radiator.

BEDROOM: 2.13m x 2.15m (7'02" x 7'08") UPVC Double glazed window. Radiator.

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

OUTSIDE

FRONT: Parking.

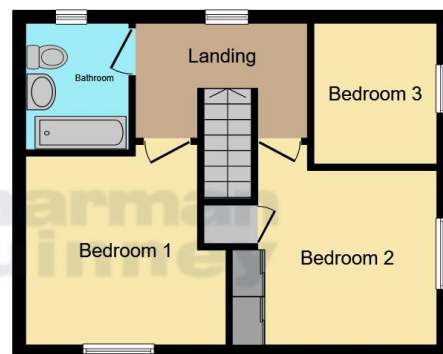
GARAGE: Up and over door. Personal door to side.

GARDEN: Enclosed by fencing. Gate. Courtyard area. Main garden laid to lawn with shrub borders. Patio area.

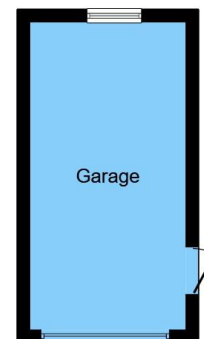




Ground Floor



First Floor



Garage

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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