



Abbotts Grove, Peterborough
Offers in Excess of £280,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Downstairs Cloakroom
- Kitchen/Diner
- Conservatory
- Off Road Parking

GROUND FLOOR

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

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

LOUNGE: 4.60m x 3.37m (15'11" max x 11'06" max) UPVC Double glazed window to front and French doors to rear. Fireplace. Radiator.

KITCHEN/DINER: 4.88m x 2.46m (16'04" max x 8'08" plus recess) UPVC Double glazed window to front and rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Wall mounted boiler. Built in under



stairs cupboard. Radiator. Door to rear.

CONSERVATORY: 3.68m x 2.44m (12'10 x 8'02")
UPVC Double glazed windows and French doors.

FIRST FLOOR

LANDING: UPVC Double glazed window to rear.
Loft access.

BEDROOM: 3.37m x 2.46m (11'06" max x 8'08"
plus recess) UPVC Double glazed window to
front. Radiator. Built in wardrobes.

BEDROOM: 2.46m x 2.46m (8'09" max x 8'09"
plus recess) UPVC Double glazed window to
front. Radiator. Built in cupboard.

BEDROOM: 2.46m x 2.13m (8'09" x 7'02") UPVC
Double glazed window to rear. Radiator.

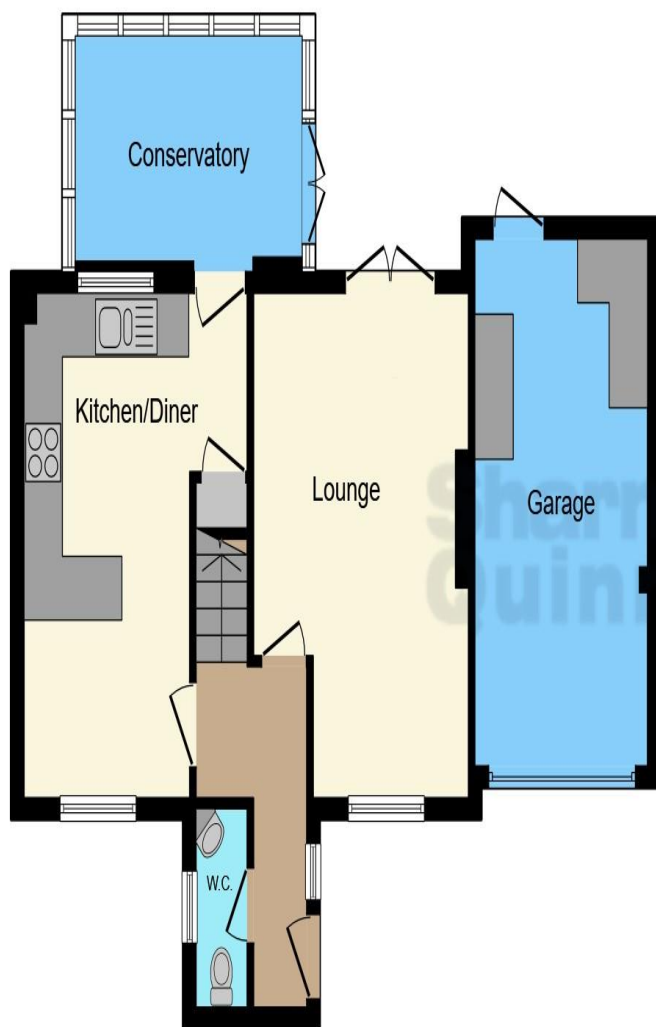
SHOWER ROOM: UPVC Frosted double glazed
window to rear. Low level WC. Wash hand basin
with mixer tap. Shower cubicle with wall
mounted electric shower. Radiator.

OUTSIDE

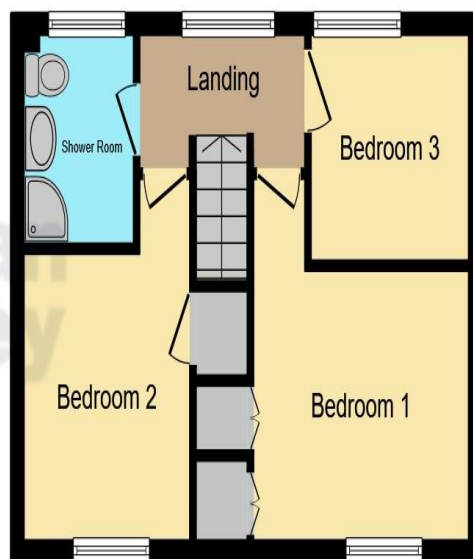
FRONT: Driveway providing off road parking.

GARAGE: Electric door. Power and lighting.
Personal door to rear.





Ground Floor



First Floor

REAR GARDEN: Enclosed by fencing and hedging. Patio area. Laid to lawn area.

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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