



Walton Park, Peterborough
offers in excess of £230,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Dining Room
- Downstairs Cloakroom
- Garage
- Enclosed Rear Garden

ENTRANCE PORCH: UPVC Double glazed window and door to front. Fitted cupboard.

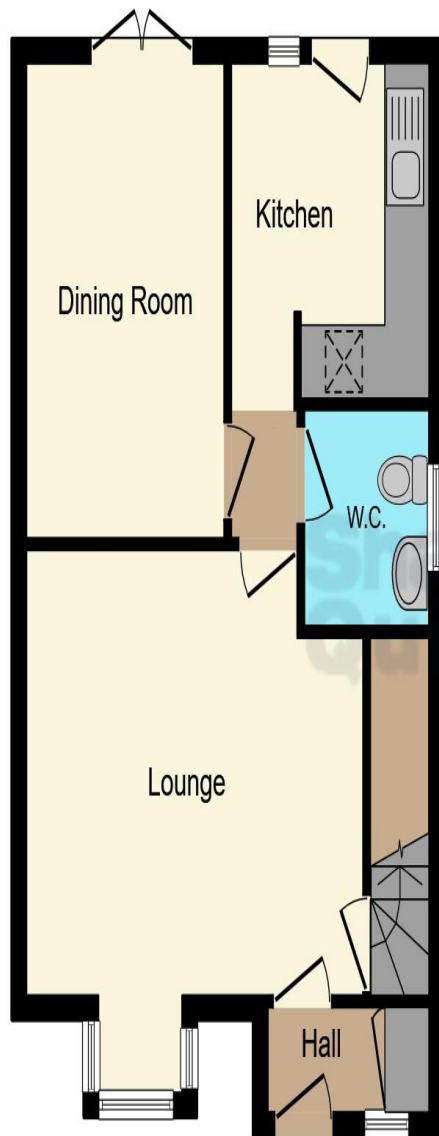
LOUNGE: 4.57m x 4.26m (15' plus recess x 14' max) UPVC Double glazed window to front. Radiator. Wall mounted electric fire. Tower radiator. Door to stairs to first floor.

DINING ROOM: 3.96m x 2.46m (13' x 8'10") UPVC Double glazed French doors to rear. Radiator.

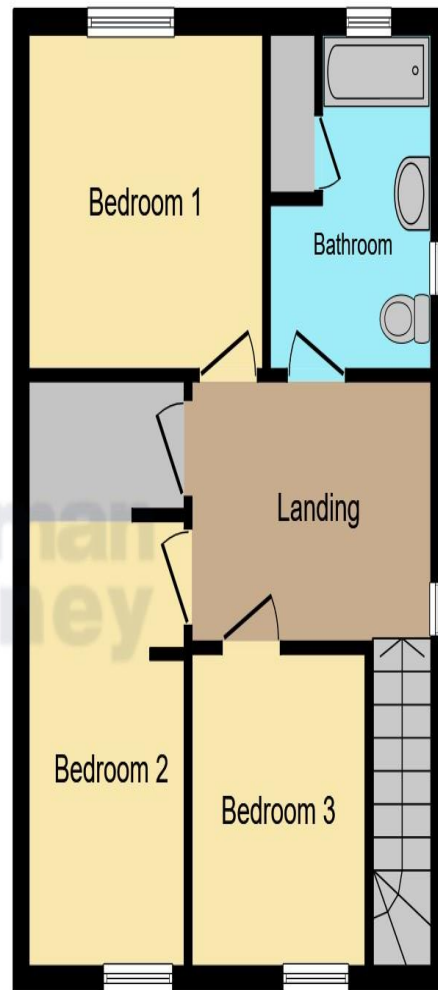
CLOAKROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Space and plumbing for washing machine. Heated towel rail.

KITCHEN: 2.76m x 2.46m (9'07" x 8'08") UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Wall mounted boiler.





Ground Floor



First Floor

Radiator.

FIRST FLOOR

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

BEDROOM: 3.06m x 3.05m (10'06" x 10'01")
UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.66m x 2.46m (12'02" max x 8'08")
UPVC Double glazed window to front. Radiator. Restricted head height.

BEDROOM: 2.46m x 1.83m (8'10" x 6'01")
UPVC Double glazed window to front. Radiator. Restricted head height.

BATHROOM: UPVC Frosted double glazed window to side and rear. Low level WC. Wash hand basin with mixer tap set in vanity unit. Bath with mixer tap and wall mounted electric shower over. Built in airing cupboard housing hot water cylinder. Heated towel rail.

OUTSIDE

FRONT: Driveway providing off road parking.

GARAGE

REAR GARDEN: Enclosed by fencing. Side access gate. Patio area. Laid to lawn area with trees and shrub borders.

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 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: WER205604 - 0003