



Middlemoore Way, Crowland Peterborough
Offers over £270,000 Freehold

**Sharman
Quinney**

Key Features



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

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Stairs to first floor.

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

LOUNGE: 5.20m x 3.02m (17'09" x 10'08") UPVC Double glazed window to front and French doors to rear. Radiator.

KITCHEN/DINER: 5.18m x 2.46m (17'01" x 8'08") UPVC Double glazed window to front and door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over.



Integrated fridge/freezer, dishwasher and washing machine. Wall mounted boiler. Radiator.

FIRST FLOOR

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

BEDROOM: 3.07m x 3.06m (10'08" max x 10'05" including wardrobes) UPVC Double glazed window to front. Radiator. Fitted wardrobe. Built in cupboard.

EN-SUITE: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin. Shower cubicle with mains shower. Heated towel rail.

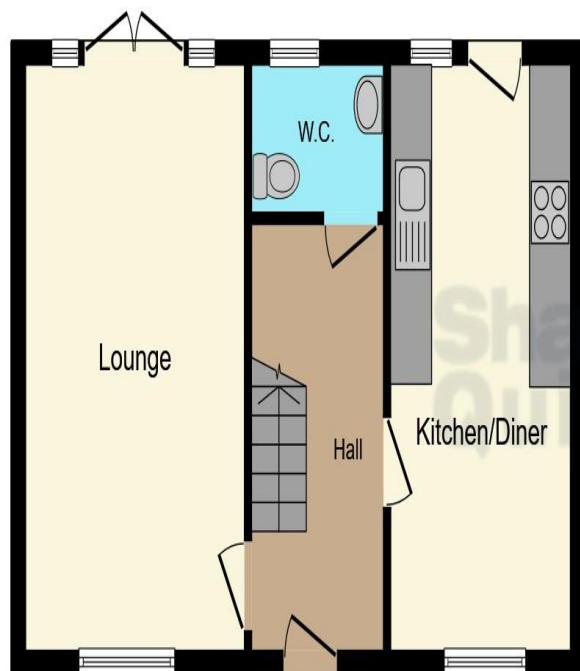
BEDROOM: 2.46m x 3.06m (8'09" max x 10'05" max) UPVC Double glazed window to front. Radiator.

BEDROOM: 2.46m x 1.84m (8'10" x 6'06") UPVC Double glazed window to rear. Radiator.

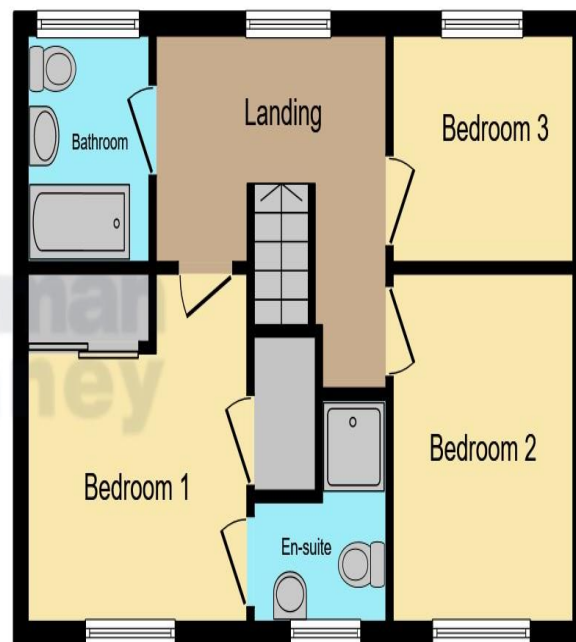
BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Bath with shower attachment over. Heated towel rail.

NB: The vendor informs us there is a management charge of £194pa payable on the





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

property.

OUTSIDE

FRONT: Driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Mainly laid to lawn.


Agents Note; "Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details"

To view this property call Sharman Quinney on:
01733 575757

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

 Loxley Centre, Werrington, Peterborough,
Cambridgeshire, PE4 5BW

 werrington@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 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: WER205636 - 0003

