



Barbers Hill, Peterborough
Offers In Excess Of £350,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedrooms
- En-Suite To Master
- Modern Kitchen/Diner
- Downstairs Cloakroom
- Off Road Parking

GROUND FLOOR

ENTRANCE HALL: Entrance door. UPVC frosted double glazed window to front. Radiator. Stairs to first floor.

LOUNGE: 4.49m x 3.53m (14'09" max x 11'07" max) UPVC Double glazed window to front. Two radiators. Opening to;

DINING AREA/PLAY AREA: 3.25m x 2.23m (10'08" x 7'04") UPVC Double glazed window to rear. Radiator.



KITCHEN/DINER: 4.85m x 3.27m (15'11" max x 10'09" max) UPVC Double glazed window and French doors to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Integrated fridge/freezer and dishwasher. Hot water tap. Built in double oven. Fitted hob with cooker hood. Tower radiator. Radiator.

UTILITY AREA: Radiator. Space and plumbing for washing machine. Door to garage.

CLOAKROOM: Low level WC. Wash hand basin with mixer tap.

FIRST FLOOR

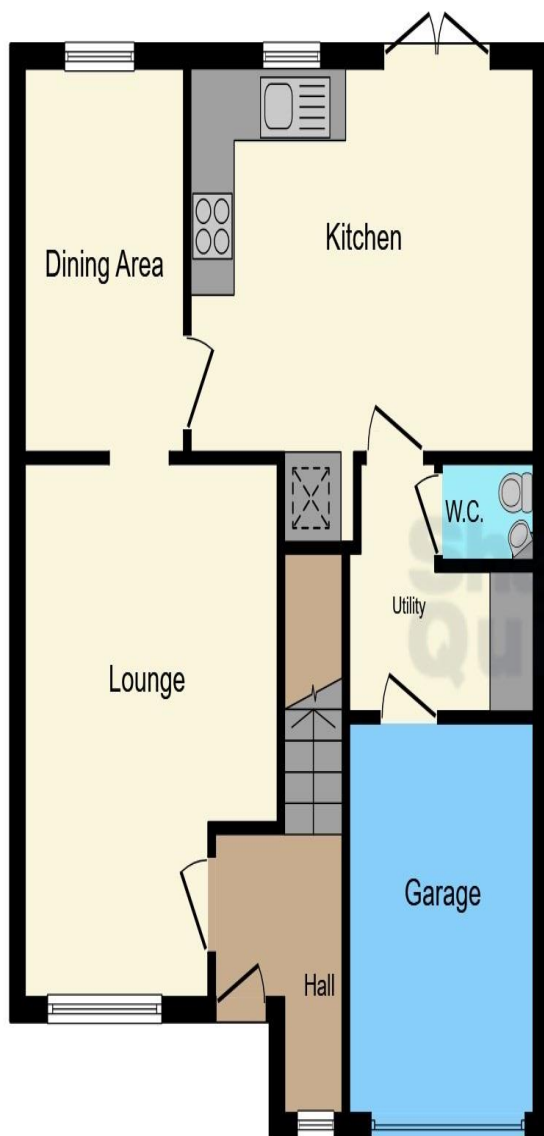
LANDING: Ceiling light tunnel. Radiator. Built in airing cupboard housing hot water cylinder.

BEDROOM 1: 4.49m x 3.22m (14'09" max x 10'07" max) Two UPVC Double glazed windows to front. Two radiators. Built in cupboard housing loft access, boiler in loft.

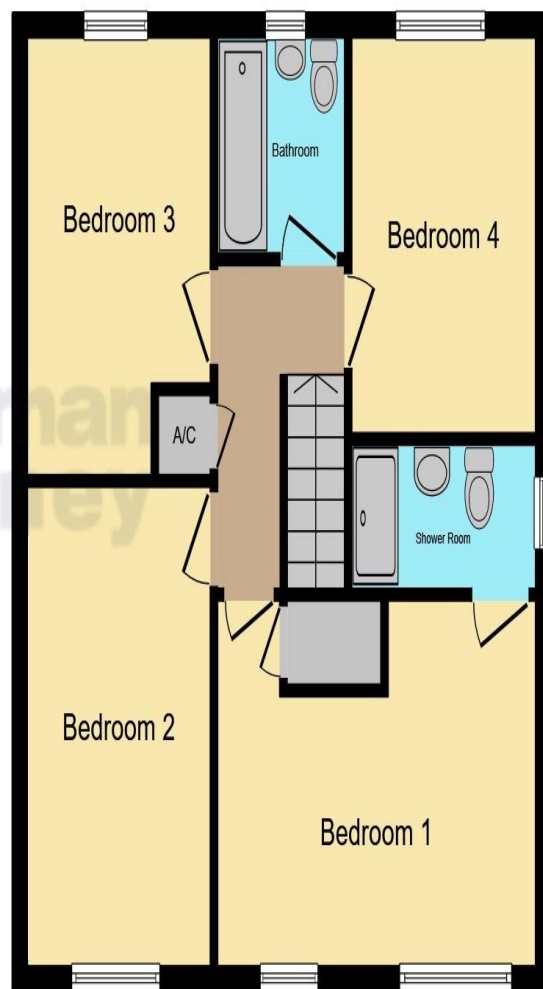
EN-SUITE: UPVC frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

BEDROOM 2: 4.11m x 2.48m (13'06" x 8'02") UPVC Double glazed window to front. Radiator.





Ground Floor



First Floor

BEDROOM 3: 3.12m x 2.41m (10'03" x 7'11")
UPVC Double glazed window to rear. Radiator.

BEDROOM 4: 3.63m x 2.54m (11'11" max x 8'04" max)
UPVC Double glazed window to rear. Radiator.

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

OUTSIDE

FRONT: Driveway providing off road parking.

GARAGE: Part converted.

REAR GARDEN: Enclosed by fencing. Mainly laid to lawn area with shrubs. Shed.

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

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: WER201565 - 0003

