



Abbotts Grove, Peterborough  
**£215,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms
- Lounge/Diner

## GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Loft access. Built in cupboard. Built in airing cupboard housing hot water cylinder.

LOUNGE: UPVC Double glazed window to front. Radiator. Archway to;

DINING AREA: Radiator. Patio door to lean to.

KITCHEN: UPVC Double glazed window and door to rear. Fitted with a range of wall units. Stainless steel sink and drainer with mixer tap. Wall mounted boiler. Radiator.

BEDROOM: UPVC Double glazed window to rear. Radiator.



**BEDROOM:** UPVC Double glazed window to front. Radiator. Built in wardrobe.

**BATHROOM:** UPVC Double glazed window to rear. Low level WC. Wash hand basin. Bath with shower over. Radiator.

## OUTSIDE

**FRONT:** Laid to lawn area.

**GARAGE:** With up and over door. Two parking spaces.

**REAR GARDEN:** Enclosed by fencing. Side access gate. Mainly laid to lawn.





Total floor area 71.8 m<sup>2</sup> (773 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Sharman  
Quinney

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](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://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: WER205447 - 0002

