



Sharman
Quinney
www.sharmanquinney.co.uk
REGISTRATION NO: 0733 075787

for sale

Wycliffe Grove, Peterborough
Offers In Excess Of £260,000 **Freehold**

**Sharman
Quinney**

Key Features



- No Chain
- Garage
- Downstairs Cloakroom
- Off Road Parking
- Conservatory

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator.

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

LOUNGE: 4.57m x 4.27m (15'02" plus recess x 14'01" max) UPVC Double glazed French doors to rear. Two radiators. Stairs to first floor.

STUDY/BEDROOM: 3.96m x 2.16m (13'02" x 7'09") UPVC Double glazed window. Radiator.



KITCHEN: 4.57m x 2.76m (15' x 9'06") Double glazed door and window to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in double oven. Fitted hob with cooker hood over. Opening to;

DINING AREA: 2.77m x 2.16m (9'09" x 7'10") UPVC Double glazed window to front. Radiator.

CONSERVATORY: 6.73m x 5.18m x 2.77m (22'09" max x 17'02" max narrowing to 9'10") (P-shape) UPVC Double glazed windows and doors. Two radiators.

FIRST FLOOR

LANDING

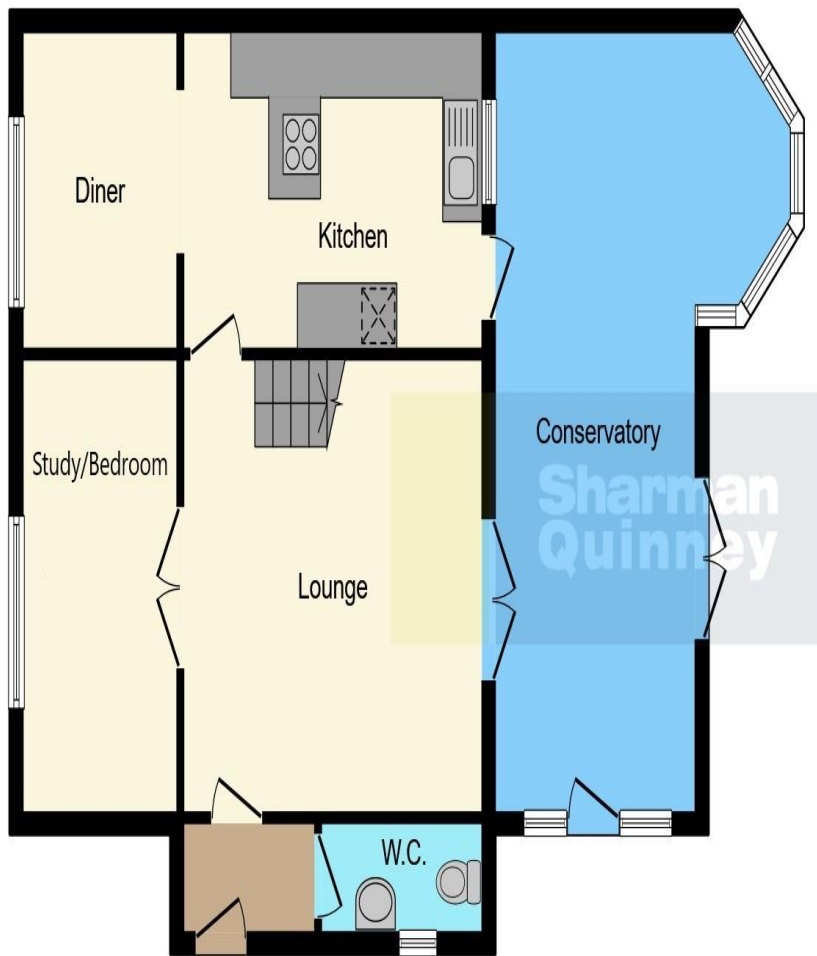
BEDROOM: 3.08m x 2.16m (10'11" max x 7'11" plus recess) UPVC Double glazed window to front. Radiator. Built in cupboards.

BEDROOM: 3.05m x 2.16m (10'1" max x 7'11" plus recess) UPVC Double glazed window to front. Radiator. Fitted cupboards. Loft access housing wall mounted boiler.

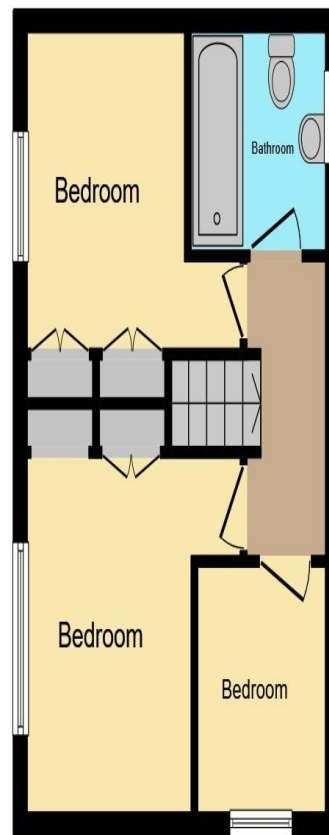
BEDROOM: 2.15m x 1.85m (7'08" x 6'10") UPVC Double glazed window to rear. Radiator.

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





Ground Floor



First Floor

OUTSIDE

FRONT: Driveway providing off road parking.

GARAGE: Up and over door. Power and lighting. Personal door to side.

REAR GARDEN: Enclosed by fencing. Side access gate. Laid to lawn area. Patio.


This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:
01733 575757

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

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