



Brudenell Close, Baston, Peterborough  
£200,000 **Freehold**

**Sharman  
Quinney**



# Key Features



- Semi Detached
- Two Bedrooms
- No Chain
- Conservatory
- Cul De Sac

## Accommodation Includes

Front door:  
Entrance Porch

Lounge/Dining Room  
3.86m x 3.60m (12'8" x 11'9"). Radiator, window to front, wood flooring, under stairs storage cupboard, stairs to first floor and landing, opening to:

Kitchen  
4.47m x 2.51m (14' 8" x 8'3"). Comprising of a range of base and eye level units with worktops over, electric oven, gas hob and extractor, sink with mixer tap, plumbing for washing machine, window to rear, radiator, breakfast bar area, French doors opening to:





**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](http://www.focalagent.com)

**Conservatory**  
3.45m x 3.40m (11'4" x 11'2"). Brick built and upvc construction, radiator, power and light connected, French door to side.

Stairs to First Floor and Landing  
Loft access, window to side.

**Bedroom One**  
3.47m x 2.98m (11'4" x 9'9"). Window to front, radiator, built in double wardrobe.

**Bedroom Two**  
3.48m x 2.55m (11'5" x 8'4"). Built in wardrobe, window to rear, radiator.

**Bathroom**  
Comprising walk in shower cubicle, wc, wash hand basin with cupboard below, heated towel rail, fully tiled, window to rear.

**Outside**  
The private rear garden is laid to lawn with patio seating area and is enclosed with timber fencing and side gate access. To the front there is a gravelled driveway providing ample parking and there is also an additional allocated parking space to the side.

To view this property call Sharman Quinney on:  
**01778 343322**

# Selling your property?

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

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