



East Of England Way, Orton Northgate Peterborough  
Offers in Excess of £300,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Corner Plot
- Kitchen/Dining Room
- En-suite to Bedroom One
- Separate W/C
- Maintained to a High Standard

Entrance hall

Downstairs cloakroom

Comprising a two piece suite, close coupled Wc , wash hand basin and radiator.

Lounge

5.36m x 3.18m (17'07" x 10'05")

Kitchen/Dining room

5.33m x 2.77m (17'06" x 9'01")

Utility area

1.96m x 1.24m (6'05" x 4'10")

First floor

Main Bedroom



5.33m x 3.18m (17'06" x 10'05")

#### En-suite

Comprising a tiled shower cubicle, close coupled Wc, pedestal wash hand basin, shaver point and double glazed window to front aspect

#### Bedroom 4

3.15m x 2.95m (10'04" x 9'08")

#### Bathroom

Comprising a bath with shower over, pedestal wash hand basin, close coupled Wc, radiator and double glazed window to side aspect .

Stairs to second floor

#### Bedroom 2

3.78m max x 3.18m max (12'05" x 10'05" max)  
(restricted ceiling height)

#### Bedroom 3

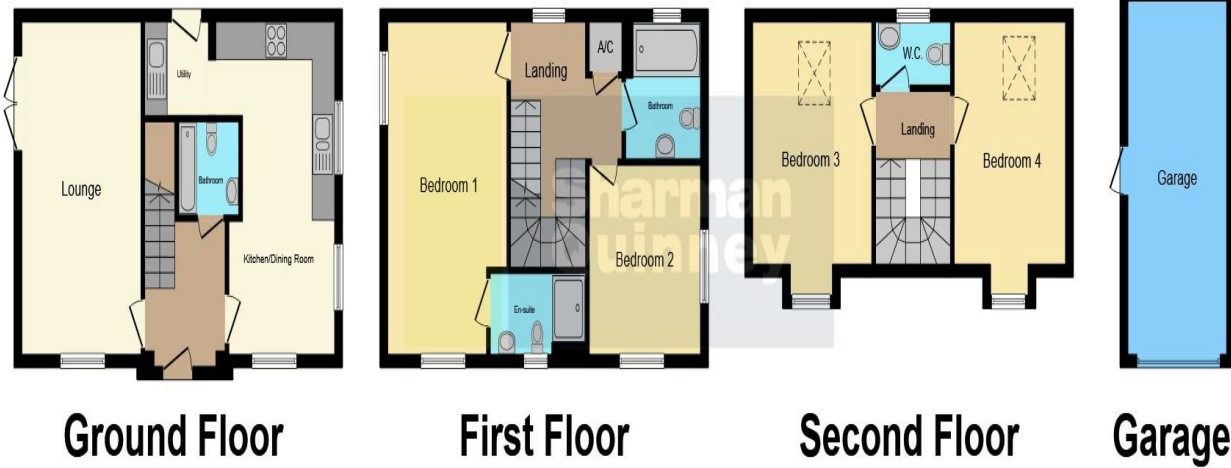
3.78m max x 2.95m max (12'05" x 9'08" max)  
(restricted ceiling height)

#### Separate WC

Comprising a close coupled WC, wash hand basin and radiator.

Outside the front garden is gravelled which extends to the side the rear walled garden is lawned with shrub border and paved patio seating area ,driveway to the rear which provides off road





parking for two cars and access to the single garage which measures 5.69m x 2.57m (18'08" x 8'05").

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 346111**

# Selling your property?

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

 01733 346111

 50 Hargate Way, Hampton Hargate,  
Peterborough, Cambridgeshire, PE7 8DS

 hampton@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: HAM203159 - 0006

