



Abbotsbury, Orton Malborne Peterborough  
**Offers in Excess Of £200,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Extended Semi-Detached House
- Two Bedrooms
- Lounge
- Refitted Kitchen
- Separate Dining Room
- Off Road Parking

This property offers the perfect blend of modern living with traditional charm, as you step inside you are greeted by the warm and welcoming hallway leading you through to the light and airy lounge which is the perfect room to relax and unwind in after a long day's work.

The recently refitted kitchen is ideal with plenty of storage and preparation space making it ideal for the aspiring chef in you, adjacent is the lovely dining room, the space this room offers is amazing for the family to enjoy their evening meals together or for entertaining guests in.

As you go upstairs, you'll find the two well-proportioned bedrooms, bedroom 1 boasting built in wardrobes, the additional bedroom also comes with built in wardrobes ideal for the children





guests or home office, depending on your needs, family shower room.

Outside the driveway to the side provides off road parking for one car, the low maintenance rear garden offers ample space for the family to enjoy their outdoor activities together, or even for entertaining guests whilst enjoying your summer barbecues together.

Entrance porch

Lounge  
5.82m x 3.40m max (19'01" x 11'02" max)

Refitted Kitchen  
2.95m x 2.49m (9'08" x 8'02")

Dining room  
4.85m x 3.0m max (15'11" x 9'10" max)

Utility room  
2.24m x 2.03m (7'04" x 6'08")

First floor

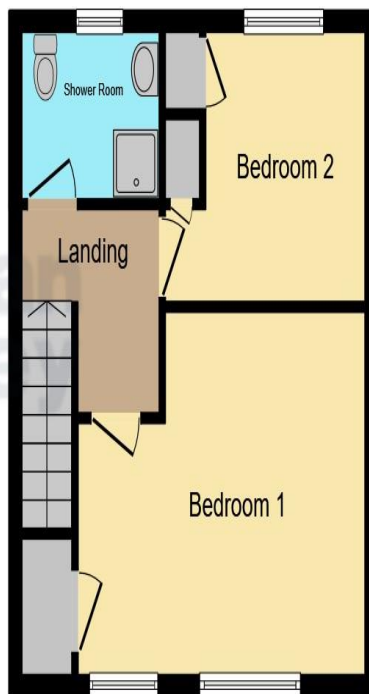
Bedroom 1  
3.70m ex wardrobe x 3.28m (12'02" ex wardrobe x 10'09")

Bedroom 2  
2.62m x 2.46m ex wardrobe recess (8'07" x 8'01" ex wardrobe recess)





**Ground Floor**



**First Floor**

### Shower room

Outside the driveway to the side provides off road parking for one car, the low maintenance rear garden offers ample space for the family to enjoy their outdoor activities together, or even for entertaining guests.

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.

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)

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)



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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.

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