



Hadrians Court, Peterborough  
**£170,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Excellent Investment Opportunity
- Semi-Detached House
- Two Bedrooms
- Lounge/Diner
- Single Garage

Offered for sale with No Forward Chain, this is an excellent opportunity for a First Time Buyer to get onto the property ladder or an ideal Investment. Conveniently located within walking distance to the City Centre. This Semi-Detached Home found in a Cul-de-Sac comprise of, Entrance Hall with stairs to the first floor and access to the Fitted Kitchen, Lounge/Diner with a double glazed door open out to the rear garden. First Floor Landing has doors to the Two Bedrooms and to the Three Piece Bathroom. Outside the frontage is open plan, Driveway provides off road parking and leads to the Single Garage with a metal up and over door, light and power connected, courtesy gives you access into the Enclosed Rear Garden and to the paved patio seating area.

Entrance Hall - 10'7"max x 6'3"max (including



stairs)

Kitchen - 10' x 5'9"

Lounge/Diner - 13'3"max x 12'5"max

First Floor Landing

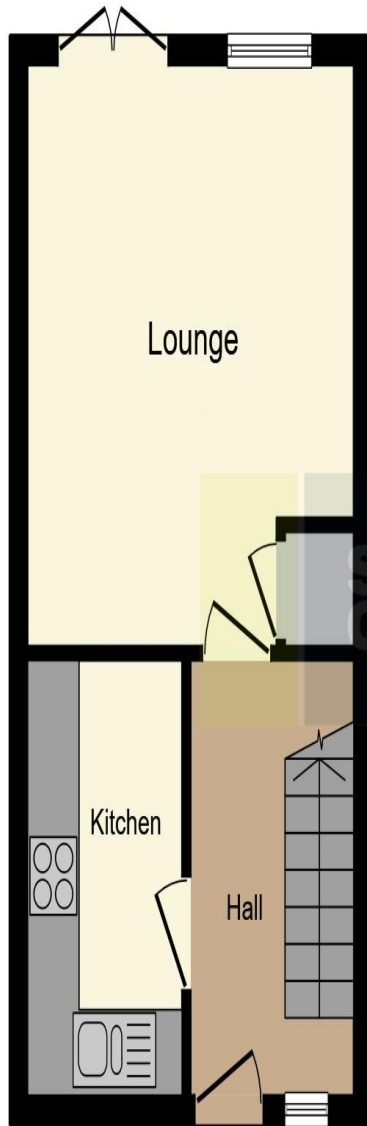
Bedroom 1 - 12'4"max x 12'1"max (irregular shaped room)

Bedroom 2 - 11'4"max x 6'7"max

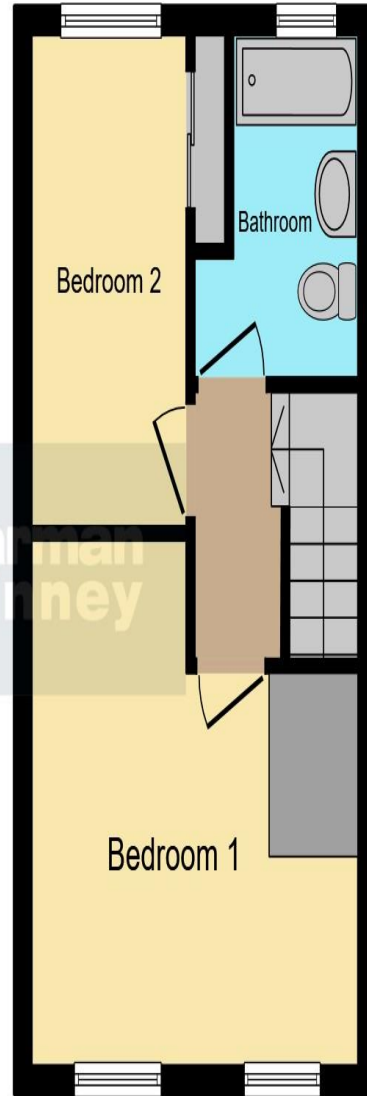
Fitted Bathroom - 7'8"max x 6'2"max (including three piece suite)

Single Garage - 17'2"max x 8'2"max





**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)

To view this property call Sharman Quinney on:  
**01733 896222**

# Selling your property?

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

 01733 896222

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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.

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: SSQ204451 - 0004

