



Park Street, Peterborough
Guide Price **£210,000 - £215,000** Freehold

**Sharman
Quinney**

Key Features



- Established Semi-Detached House
- Three Bedrooms
- Three Reception Rooms
- Downstairs Bathroom
- Non-Estate Location

Guide Price £210,000 - £215,000 Ideal Investment or First Time Home, located within walking distance to the Peterborough City Centre, Train Station and Bus Terminal, in brief the accommodation includes, Lounge with a feature fire place, Separate Dining Room with stairs to the first floor landing, door to the fitted kitchen with built-in electric hob and oven, door to the family room and a door giving access into the three piece white Family Bathroom, Family Room which has a double glazed door to the front and double glazed French doors opening out into the rear garden. Upstairs First Floor Landing has doors to the Three Bedrooms, Outside frontage open plan, rear garden is enclosed, laid mainly to lawn with a paved patio seating area.

Lounge - 13'max x 11'9"max (including chimney



breast)

Separate Dining Room - 12'9"max x 9'8"max
(including stairs & chimney breast)

Kitchen - 8'2" x 6'5"

Downstairs Bathroom - 6'5" x 5'5"

Family Room - 14'6" x 9'7"

First Floor Landing - 9'9"max x 5'4"max (including
stairs)

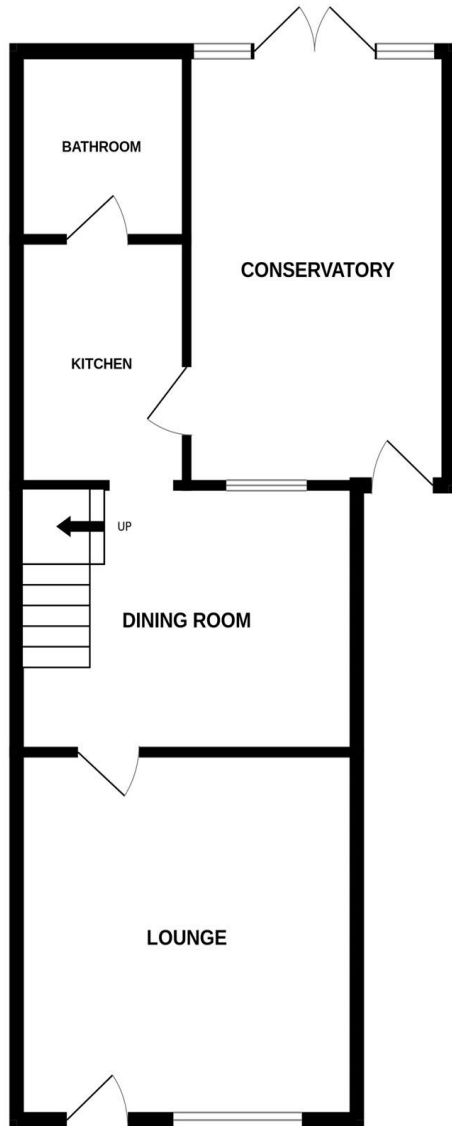
Bedroom 1 - 13'max x 12'max (including chimney
breast)

Bedroom 2 - 13'9"max x 6'5"max

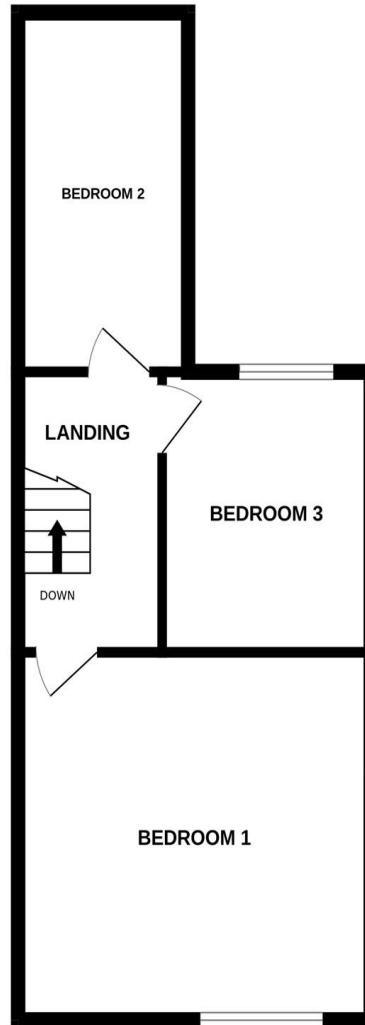
Bedroom 3 - 9'9"max x 7'3"max (including
chimney breast)



GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
379 sq.ft. (35.2 sq.m.) approx.



TOTAL FLOOR AREA : 913sq.ft. (84.8 sq.m.) approx.


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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