



Framlingham Road, Peterborough  
**£280,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- En-Suite To Master
- Conservatory
- Downstairs Cloakroom
- Off Road Parking

## GROUND FLOOR

**ENTRANCE HALL:** Entrance door. Radiator. Stairs to first floor.

**CLOAKROOM:** UPVC Double glazed window to front. Low level WC. Wash hand basin. Radiator.

**LOUNGE:** 5.19m x 3.68m (17'05" max x 12'08" max) UPVC Double glazed window to front. Two radiators. Fireplace with inset gas fire. Opening to;

**DINING AREA:** 3.36m x 2.45m (11'03" x 8'06") UPVC Double glazed French doors to rear. Radiator.

**CONSERVATORY:** 3.96m x 2.76m (13'01" x 9'06")



UPVC Double glazed windows and French doors.  
Radiator.

**KITCHEN:** 4.88m x 3.37m (16'03" x 11'06")  
UPVC Double glazed window and French doors to rear. Door to side. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Wall mounted boiler. Two radiators. Built in cupboard.

**UTILITY AREA**

**FIRST FLOOR**

**LANDING:** Loft access. Built in cupboard housing hot water cylinder.

**BEDROOM:** 3.66m x 2.45m (12'03" max x 8'06" plus recess) UPVC Double glazed window to rear. Radiator.

**EN-SUITE:** UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Shower cubicle with mains shower. Heated towel rail.

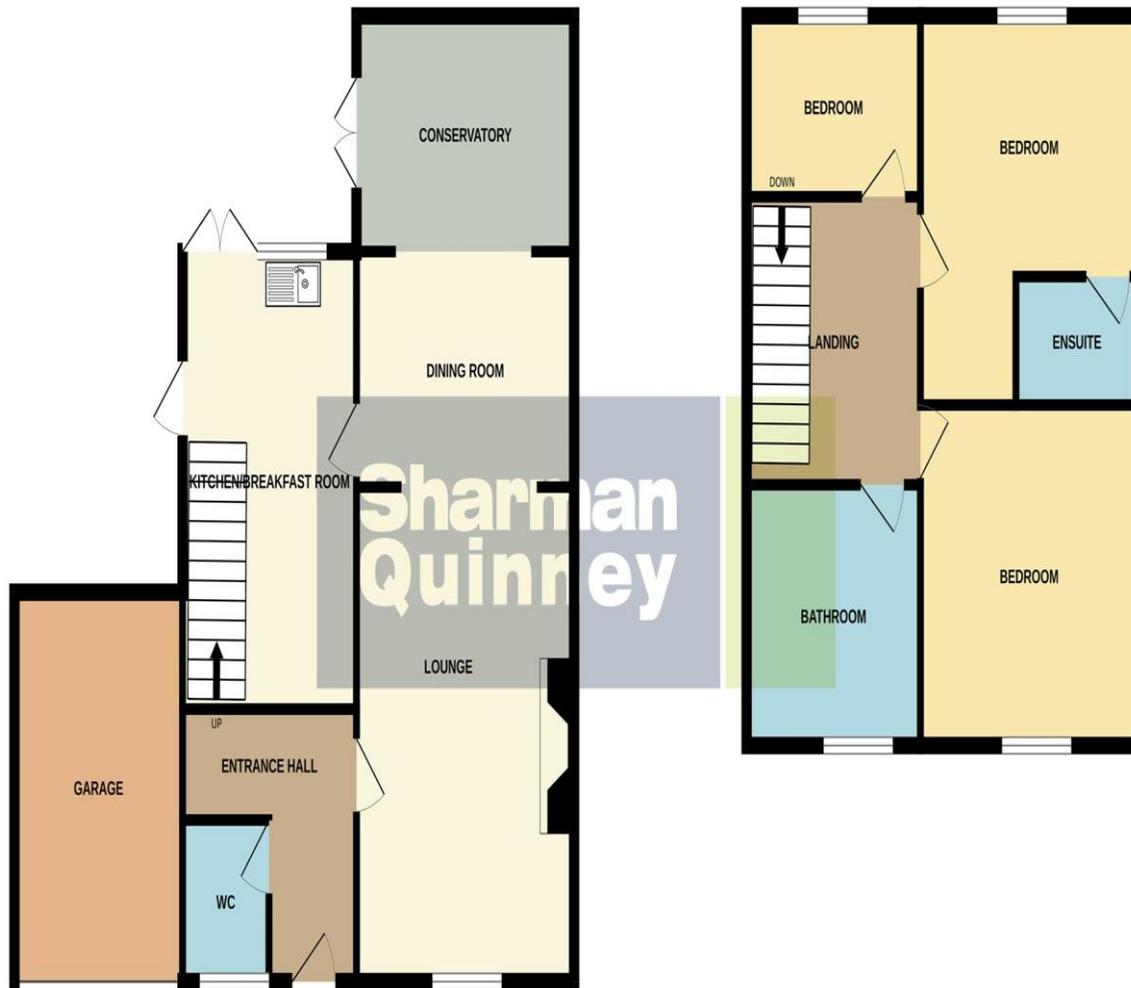
**BEDROOM:** 2.74m x 2.74m (9'02" plus recess x 9'02") UPVC Double glazed window to front. Radiator.

**BEDROOM:** 2.46m x 2.13m (8'09" x 7') UPVC Double glazed window to rear. Radiator.



GROUND FLOOR

1ST FLOOR



**BATHROOM:** UPVC Frosted double glazed window. Low level WC. Wash hand basin. Bath with wall mounted electric shower over. Radiator.

## OUTSIDE

**FRONT:** Driveway providing off road parking.

**GARAGE:** Up and over door. Partly converted at rear to utility area.

**REAR GARDEN:** Enclosed by fencing. Laid to lawn area. Patio area.

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

# Selling your property?

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

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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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