



Venus Way, Peterborough
Offers in Excess of £280,000 **Freehold**

**Sharman
Quinney**

Key Features

 4  2  C  D

- Extended Townhouse
- Four Bedrooms
- En-Suite Shower Room
- Dressing Room
- Two Reception Rooms

Located in a cul-de-sac and is in easy access to local shops and schools, in brief the accommodation comprise of, Entrance Hall with stairs to the first floor, doors to, two piece Downstairs Cloakroom, Kitchen/Diner. Spacious Lounge with double doors opening out to the Dining/Garden Room which has French doors opening out to give access into the Enclosed Rear Garden. First Floor Landing with stairs to the second floor with doors to Three Bedrooms and to the three piece Family Bathroom. From the Second Floor landing door to the Master Bedroom and to the three piece En-Suite Shower Room and also to the Walk in Dressing Room. Outside to the front a driveway providing off road parking and close by a single garage in a block.

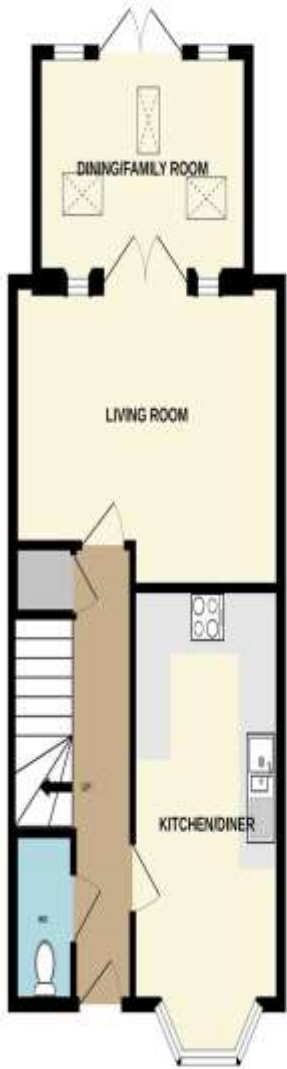
Entrance Hall



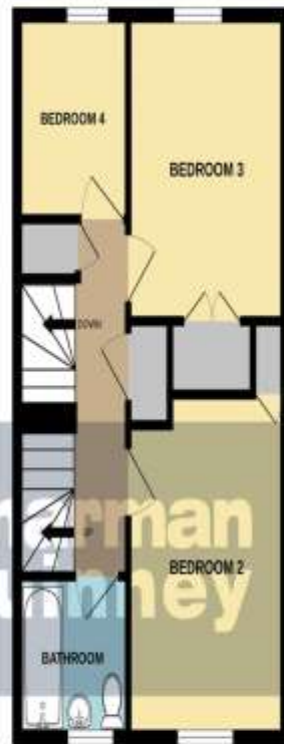
Downstairs Cloakroom - 5'5" x 3'1"
Kitchen/Diner - 13'9"max x 9'1"max
Lounge - 16'2"max x 11'8"max
Dining/ Garden Room - 12'6" x 8'8"
First Floor Landing - 12'£2max x 3'9"max
(excluding stairs)
Bedroom 2 - 11'9" x 9'1"
Bedroom 3 - 11'8"max x 9'1"max
Bedroom 4 - 7'7" x 6'7"
Family Bathroom - 6'8"max x 5'6"max
Second Floor Landing - 3'3" x 2'9" (excluding
stairs)
Master Bedroom - 12'8"max x 12'5"max
Dressing Room - 7'7"max x 7'7"max (excluding
recess)
En-Suite Shower Room - 8'1"max x 7'3"max
Single Garage



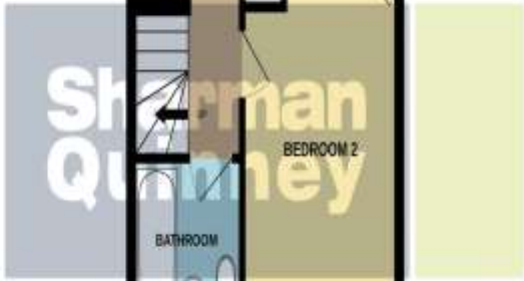
GROUND FLOOR



1ST FLOOR



2ND FLOOR




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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01733 896222

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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.

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: SSQ204578 - 0005

