



Wootton Avenue, Peterborough
£210,000 Freehold

**Sharman
Quinney**

Key Features



- Established End Terraced Home
- Three Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Off Road Parking

Looking for your First Time Home or your First Time Investment located close to local schools and shops and within easy access to the Peterborough City Centre , in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing, doors giving access to, Lounge, Kitchen/Diner which is fitted with a range of base and eye level units, cupboards and drawers, worktop space with a single drainer sink unit, space for cooker, fridge/freezer,, plumbing for a dishwasher and washing machine. Rear Lobby with doors giving access to the rear garden and to the Two Piece Downstairs Cloakroom. Upstairs First Floor Landing has doors to the Three Bedrooms and to the Three Piece Family Bathroom. Outside, to the front Off Road Parking, side gated access to the Rear Garden which is laid mainly to lawn with a patio seating area.



Entrance Hall - 2'6" x 2'6"

Lounge - 13'9"max x 10'5"max (including chimney breast)

Kitchen/Diner - 13'9"max x 12'5"max

Rear lobby - 4'9" x 3'9"

Downstairs Cloakroom - 5'1" x 4'9"

First Floor Landing - 8'6"max x 5'7"max (including stairs)

Bedroom 1 - 13'9"max x 10'5"max

Bedroom 2 - 10'1" x 7'7"

Bedroom 3 - 8' x 5'8" (excluding door recess)

Family Bathroom - 7'6" x 4'6"





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

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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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