



North Street, Stanground Peterborough  
Guide Price **£250,000** **Freehold**

**Sharman  
Quinney**



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious Semi-Detached Family Home
- Non Estate Location

Established Semi-Detached Family Home located in a Non Estate Location, close to the river, good area for walks a cycle rides, in brief the accommodation comprises of, Reception Area, Lounge with stairs to the first floor landing, opening to the fitted Kitchen/Dining Room, double doors giving access into the rear garden, door to the inner lobby and door to the Two Piece Downstairs Cloakroom, from the lounge door to the Family Room which is currently being used as the downstairs fourth bedroom. First Floor Landing has doors to, Bedroom 1 with a Three Piece En-Suite Shower Room, Bedrooms 2 & 3 and to the Four Piece Family Bathroom .Outside to the rear an enclosed garden which has a good sized partly covered paved patio area, partly laid to lawn and artificial grass, rear gated access.



Reception Area

Lounge - 15'9"max x 14'4"max (including stairs)

Kitchen/Diner - 15'6"max x 15'1"max

Inner Lobby - 5' x 2'8"

Downstairs Cloakroom - 4'5"max x 3'max

Family Room/Bedroom 4 - 15'9"max x 11'max  
(including chimney breast)

First Floor Landing - 14'3" x 3'6"

Built-In Storage Cupboard - 3'2"max x 2'9"max

Bedroom 1 - 16'1"max x 11'max (L/Shaped Room)

En-Suite Shower Room - 5'2"max x 3'1"max  
(excluding shower cubicle)

Bedroom 2 - 11'2"max x 10'9"max

Bedroom 3 - 14'9" x 9'3"

Family Bathroom - 10'9"max x 5'9"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: SSQ204623 - 0001

