



London Road, Peterborough  
**Offers in Excess of £270,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Established Semi-Detached House
- Three Bedrooms
- Refitted Four Piece Bathroom
- Two Receptions
- Open Plan Kitchen & Dining Area

Immaculate Spacious Established Semi-Detached Family Home, located close to local shops and in walking distance to the Peterborough City Centre also has easy access to the Train and Bus Station, Vacant and being sold with No Upward Chain the accommodation briefly comprises of, Entrance Hall with stairs to the first floor landing and doors to, Lounge, Open Plan kitchen and Dining Areas, sitting Room perfect for relaxing, upstairs from the First Floor Landing access to the Three Bedrooms and to the Four Piece Family Bathroom. Outside from the front gated access to the side passage way which leads you to the outside WC & Utility Area which has a wash hand basin, plumbing for a washing machine. Steps down to the Enclosed Rear Garden which is laid mainly to lawn with a paved patio seating area, there is a small door which opens up the Basement with light



connected, via Chartwell Close which is off London Road takes you round to the rear and to the doubles gates which gives access to the carport and provides Off Road Parking.

Entrance Hall:

Lounge - 12'4"max x 11'9"max (including chimney breast)

Open Plan Kitchen & Dining Area - 21'9"max x 15'7"max (l/shaped room)

Kitchen Area - 11'9"max x 11'5"max

Dining Area - 9'9"max x 9'5"max

Sitting Room - 11'9" x 10'7" (excluding arched & door recess)

First Floor Landing:

Bedroom 1 - 15'7"max x 12"max (including chimney breast)

Bedroom 2 - 12'max x 11'9"max (including Chimney breast)

Bedroom 3 - 9'9" x 9'5"

Four Piece Bathroom - 11'8"max x 8'7"max (including bath & cupboard)

Basement - 12'1" x 12' (excluding passage way)  
Height- 4'9" (floor to beam)

Outside - WC / Utility - 12'max x 3'max

Separate WC - 4'9" x 3'

Utility Area - 6'7" x 3'







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)

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