



Southfields Drive, PETERBOROUGH
Guide Price **£200,000** **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Vacant Semi-Detached House
- Three Bedrooms

Ideal Investment or First Time Home, Vacant Extended Established Semi-Detached Home requires updating, located close to local shops, schools and a bus stop, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor, Lounge with an opening to the Family Sitting Area, double doors to the Dining Room with double glazed sliding doors to the rear garden, Fitted Kitchen, Rear Hallway with double glazed to the rear garden and a door to the Downstairs Cloakroom, First Floor Landing with doors to the Three Bedrooms and to the three piece Family Bathroom, Outside established gardens to the front, side and rear, at the rear via Windsor Drive there is a double width driveway providing Off Road Parking.



Entrance Hall - 14'7"max x 6'5"max (including stairs)

Lounge Area - 12'max x 10'9"max (excluding bay window/including chimney breast)

Family Sitting Area - 12'max x 10'9"max (including chimney breast)

Separate Dining Room - 11'5" x 9'2"

Kitchen - 17'4"max x 7'8"max

Rear Hallway - 3'5" x 3'5"

Downstairs Cloakroom - 3'9" x 3'6"

First Floor Landing - 8'4"max x 7'4"max (including stairs)

Bedroom 1 - 12'5"max x 11'1"max (including storage space with hanging rails)

Bedroom 2 - 11'1"max x 10'5"max

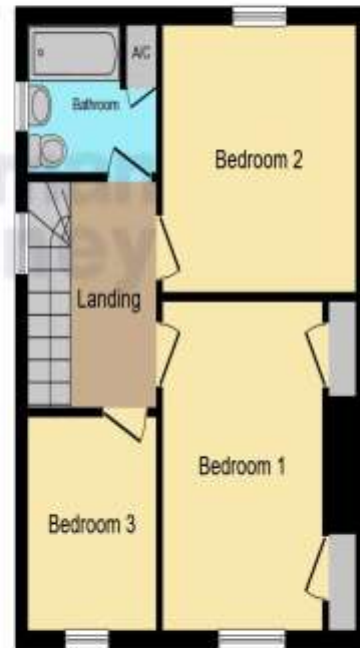
Bedroom 3 - 8'3" x 7'5"

Family Bathroom - 7'4"max x 5'9"max (including cupboard & bath)





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


AGENTS NOTE - 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved

To view this property call Sharman Quinney on:
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: SSQ204622 - 0001

