



Barley Mews, Peterborough  
**Guide Price £245,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Popular location
- Six Bedrooms

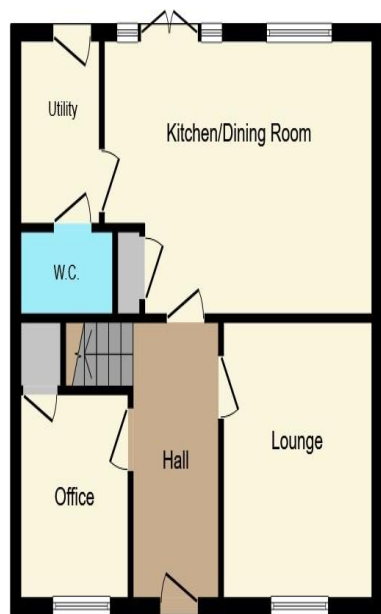
Within Walking Distance to Local Shops and Schools, in easy access to the City Centre, Train, Bus Stations and the A1, ideal Investment as it was a being used as an HMO or it could be a Spacious Family Home, this Vacant Three Storey Town briefly comprises of, Reception Hall, Two Reception Rooms, Kitchen/Diner, Utility Room, Two Piece Downstairs Cloakroom, First Floor Landing with doors to, Three Bedrooms, Three piece Family Bathroom, Two Piece Cloakroom, Separate Shower Room with a walk-in Shower Cubicle, Second Floor Landing with doors to, Bedroom 1 with a Three Piece En-suite Shower Room, Two Further Bedrooms. Outside, Driveway providing Off Road Parking, side gated access to the Rear Garden.

Reception Hall - 11'4" x 5'5"

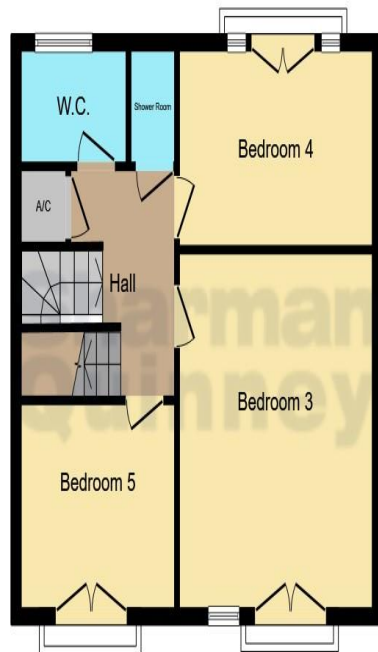


Lounge - 11'4" 10'1"  
Study - 8'1" x 7'7"  
Kitchen/Diner - 18'2"max x 10'8"max (including cupboard)  
Utility Room - 7'5" x 5'5"  
Downstairs Cloakroom - 6'1" x 3'2"  
First Floor Landing - 9'8"max x 8'1"max (including stairs)  
Bedroom 3 - 14'5" x 13'3"  
Bedroom 4 - 13' x 8"  
Bedroom 5 10'5" x 8'1"  
Two Piece Cloakroom - 7'6"max x 4'4"max  
Separate Shower - 4'2"max x 2'5"max (including shower cubicle)  
Second Floor Landing - 13'1"max x 6'2"max (irregular shaped room/including stairs)  
Bedroom 1 - 13'1"max x 12'2"max (including recess)  
En-Suite Shower Room - 4'7"max x 4'7"max (excluding shower cubicle)  
Bedroom 2 - 13'4"max x 12'5"max (irregular shaped room/including recess)  
Bedroom 6 - 10'6" x 8'2"  
Family Bathroom - 7'9"max x 5'7"max (excluding door recess)

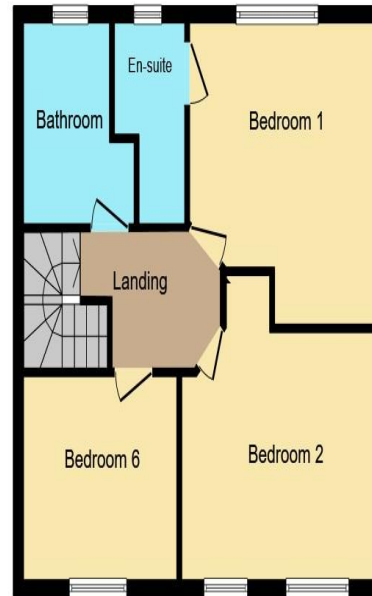




**Ground Floor**



**First Floor**



**Second 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

 13 Desborough Avenue, Stanground,  
PETERBOROUGH, Cambridgeshire, PE2 8RG

 stanground@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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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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