



Sherwood Avenue, Peterborough
Offers in Excess of £280,000 Freehold

**Sharman
Quinney**

Key Features



- Established Semi-Detached Family Home
- Three Bedrooms
- Lounge/Diner
- Conservatory
- Downstairs Cloakroom

Established Semi-Detached Family Home offering good size accommodation in walking distance to Peterborough City Centre, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and a built-in understairs cupboard and doors giving access to, nice size Lounge/Diner with a bay window to the front, double doors opening out into the Conservatory which overlooks the rear garden and has French doors to the patio seating area, Kitchen is fitted with a range of base and eye level units, cupboards and drawers, worktop space with a one and a quarter single sink unit, space for a cooker range and fridge/freezer, plumping for a dishwasher and washing machine, opening to the Rear Lobby with doors to, rear garden, Downstairs Cloakroom. Upstairs First Floor Landing has doors to the Three Bedrooms, three piece Family



Bathroom, Outside driveway to the side providing ample Off Road Parking and leads to the brick built Single Garage with light and power connected, behind the garage and accessed from the rear garden a Sore/Room/Workshop with light and power connected and windows to the side and rear, the Established good Size Rear Garden is split level, the upper part mainly provides a patio seating area, steps down to the lower level which is laid mainly to lawn with various flowers and shrubs.

Entrance Hall:

Lounge/Diner - 25'6"max x 12'6"max (including fireplace)

Conservatory - 15'8"max x 9'7"max

Fitted Kitchen - 13'7" x 7'4"

Rear Lobby - 4'2" x 2'6"

Downstairs Cloakroom - 3'8" x 2'6"

First Floor Landing - 7'5"max x 7'1"max (including stairs)

Bedroom 1 - 14'6"max x 11'1"max

Bedroom 2 - 11'1" x 10'7"

Bedroom 3 - 7'5"max x 7'5"max (including stairwell)

Family Bathroom - 8'2"max x 7'5"max (including airing cupboards + bath)

Single Garage - 16'8"max x 9'9"max

Store Room - 9'8" x 8'1"





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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