



Humphrys Street, Peterborough
£330,000 **Freehold**

**Sharman
Quinney**

Key Features



- Modern Detached Family Home
- Three Bedrooms
- En-Suite Shower Room
- Kitchen/Diner + Utility Room
- Downstairs Cloakroom

Ideally located in walking distance to local shops and schools, in easy access to the City Centre, Train Station and Bus Terminal, close to Ferry Meadows country park, benefits from being set back from the main road, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing and doors giving access to, two piece Downstairs Cloakroom, Kitchen/ Diner, Utility Room, Upstairs First Floor Landing has to the Three Bedrooms, three piece Family Bathroom, Off Bedroom 1a door to the three piece En-Suite Shower Room. Outside to the rear a private enclosed Rear Garden which is laid mainly to lawn, courtesy door to the Single Garage with light and power connected and a metal up and over door to the driveway which provides off road parking.



Entrance Hall - 6'1"max x 5'6"max

Downstairs Cloakroom - 5' x 3'5"

Lounge - 17'1" x 10'2"

Kitchen/Diner - 17'1"max x 9'9"max

Utility Room - 5'9"max x 5'9"max

First Floor Landing:

Bedroom 1 - 10'7"max x 10'6"max (excluding door recess)

En-Suite Shower Room - 5'3"max x 4'9"max

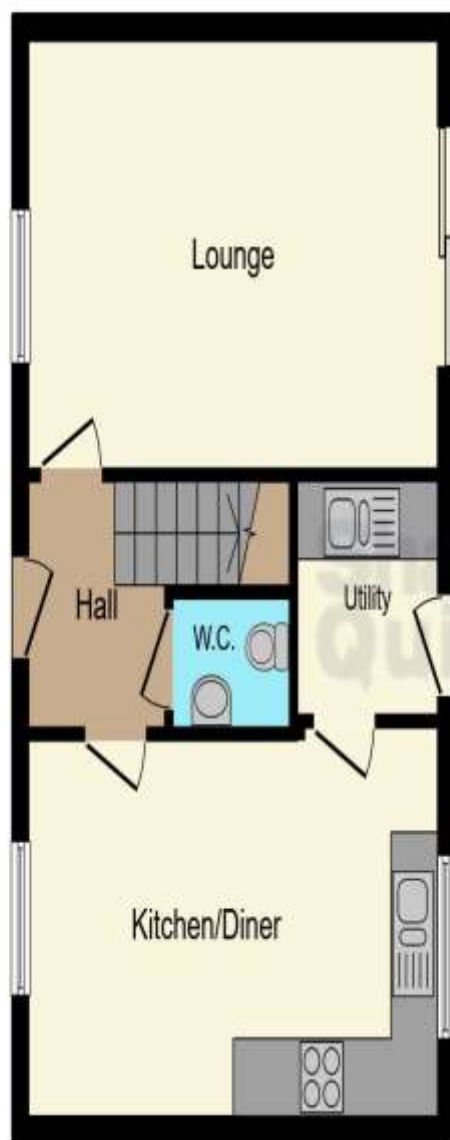
Bedroom 2 - 10'9"max x 10'1"max

Bedroom 3 - 7'4"max x 6'8"max

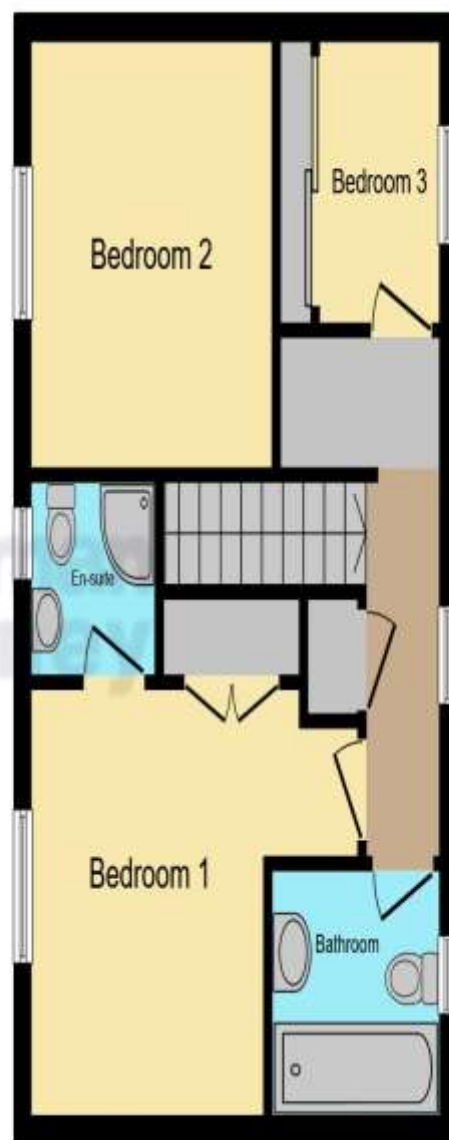
Family Bathroom - 7'2"max x 6'2"max

Single Garage - 18'7"max x 9'3"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

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