



Gloucester Road, Peterborough
Offers in excess of £280,000 Freehold

**Sharman
Quinney**

Key Features



- Extended Semi-Detached Home
- Three Double Bedrooms
- Lounge & Dining Area
- Study/Play Room
- Kitchen/Breakfast Room

Ideally located to get easy access to the City centre and to the Train, Bus station, it is situated at the bottom of a Cul-De-Sac, in brief the accommodation comprises of, Reception Hall with stairs to the first floor landing and doors to, Study/Play Room with a built-in under stairs storage cupboard, Lounge and Dining Area with wooden flooring, a feature open fire place, Kitchen/Breakfast Room which has a range of fitted base and eye level units, cupboards and drawers, worktop space, one and a quarter sink unit, built-in five ring gas hob, electric double oven, space for fridge/freezer, French doors to the rear garden, Upstairs First Floor Landing with doors to the Three Double Bedrooms, three piece En-Suite Shower Room, spacious four piece Family Bathroom, Outside frontage is open plan, block paved driveway provided off road parking and



leads to the Car Port, gated access to the rear garden which has a raised wooden decking area and steps down to the garden area which is low maintenance with artificial grass, BBQ area, summer house and a wooden bar.

Reception Hall:

Office/Play Room - 10' x 8'9"

Lounge & Dining Area - 24'4"max x 12'max
(l-shaped room/including chimney breast)

Kitchen/Breakfast Room - 15'7"max x 12'9"max
(l-shaped room)

First Floor Landing - 9'8"max x 7'8"max (including stairs)

Bedroom 1 - 12'1"max x 11'9"max

En-Suite Shower Room - 6'max x 5'2"max

Bedroom 2 - 12'1"max x 12'max (including chimney breast)

Bedroom 3 - 15'2"max x 8'9"max

Family Bathroom - 14'5"max x 8'4"max

Agents Notes

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the Vendor of this property is a close associate of Sharman Quinney Holdings Ltd.





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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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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