



Ayres Drive, Peterborough
£260,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Well-Proportioned Bedrooms
- Extended Living Space
- 3 Reception Rooms
- Family Bathroom & Additional Shower room
- Generous Rear Garden

Stanground is situated to the South West of Greater Peterborough and offers excellent local amenities including; Primary and Secondary Schools, Doctors Surgery, a variety of local shops with easy access into Hampton, Yaxley and Peterborough City Centre. There is a good choice of local pubs as well as easy access to the A1 Great North Road and Peterborough Train Station which allows access into Central London in 50 mins. For the outdoor enthusiasts, Crown Lakes Country Park is also close by and offers walkers, joggers, cyclists and dog owners a chance to enjoy its acres of trails, fields, woods and lakes.

Lounge - 3.65m x 3.34m

Dining room - 3.65m x 3.29m



Family room - 5.59m x 2.04m

Kitchen - 4.49m x 4.01m

Conservatory - 5.72m x 5.6m

Bedroom 1 - 3.71m x 3.0m

Bedroom 2 - 3.31m x 3.02m

Bedroom 3 - 2.69m x 2.31m



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 32525

To view this property call Sharman Quinney on:
01733 896222

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home valuation.

 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: SSQ204827 - 0001

