



Wye Valley Road, Peterborough  
**Offers in Excess of £209,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Ensuite
- Garage
- Prime Location
- Off-Road Parking
- Enclosed Rear Garden

Nestled in the sought-after Sugar Way area, this delightful two-bedroom semi-detached home is perfect for first-time buyers, small families, or investors. The property boasts a spacious living area, a modern kitchen, and two well-proportioned bedrooms, garage and an ensuite

Lounge - 4.54 x 3.84

Kitchen - 2.31 x 2.84

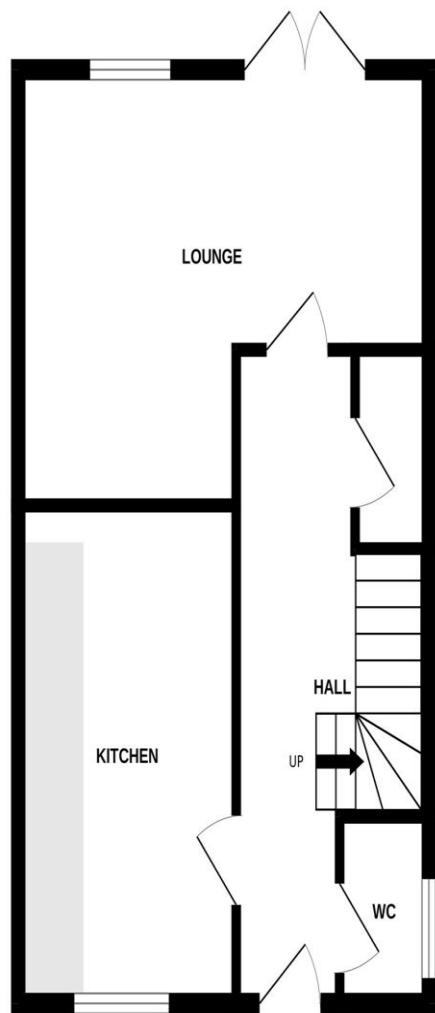
Bedroom 1 - 3.6 x 3.08

Bedroom 2 - 3.08 x 2.4

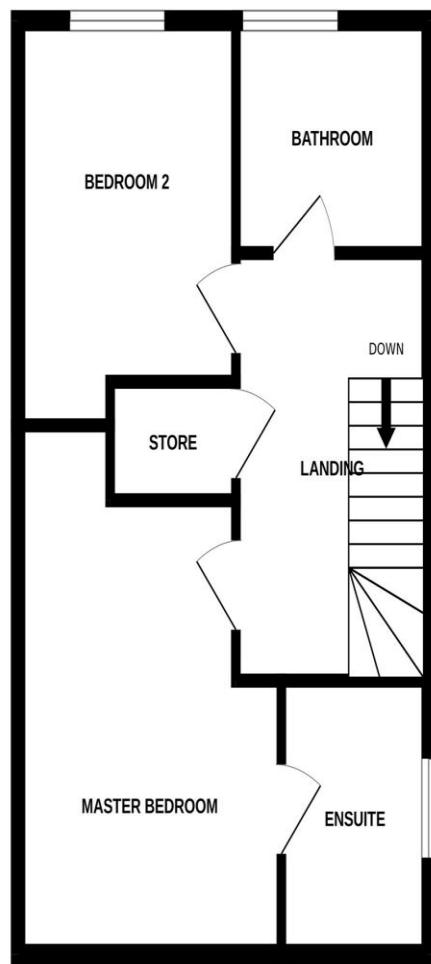




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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To view this property call Sharman Quinney on:  
**01733 896222**

# Selling your property?

Contact us to arrange a **FREE**  
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: SSQ204528 - 0006

