



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

**Sharman  
Quinney**



# Key Features



- Close to city centre and train station
- Popular location
- Two ensuites
- Spacious throughout
- Enclosed rear garden

The Sugar Way Development is an extremely popular destination in Peterborough. It offers excellent local amenities including Primary and Secondary Schools, Doctors Surgery, a variety of local shops, takeaway food outlets and has easy access into Hampton and Peterborough City Centre. There is a good choice of local pubs as well as easy access to Peterborough Train Station which allows access into Central London in 50 mins. For the outdoor enthusiasts, Ferry Meadows Country Park is also close by and offers walkers, joggers, cyclists and dog owners a chance to enjoy its acres of trails, fields, woods, golf courses and nature reserves.

Lounge - 6.21m x 3.04m (20'4" x 9'11")

Kitchen - 5.36m x 3.4m (17'7" x 11'2")



Bedroom 1 - 3.08m x 3.58m (10'1" x 11'9")

Bedroom 2 - 2.86m x 2.77m (9'4" x 9'1")

Bedroom 3 - 1.88m x 3.52m (6'2" x 11'6")



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.

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