



Sharman  
Quinney  
www.sharmanqu  
WERRINGTON  
for sale

Dudley Avenue, Peterborough  
OIEO £250,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Two Reception Rooms
- Three Bedrooms
- Sun Room
- Utility
- Off Road Parking

## GROUND FLOOR

**LOUNGE:** 6.72m x 3.38m (22'7" max x 11'9" max) UPVC Double glazed entrance door. UPVC Double glazed window to front. Two radiators. Laminate flooring. Stairs to first floor. Patio door to rear leading to;

**SUN ROOM:** 3.66m x 2.77m (12'3" x 9'11") UPVC Double glazed French doors to rear. Windows to side and rear. Radiator. Laminate flooring.

**KITCHEN:** 6.40m x 2.43m (21'1" max x 8' max) UPVC Double glazed window to front and side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in double oven. Fitted hob. Wall mounted combi boiler. Tiled floor.



**UTILITY:** UPVC Double glazed doors to front and rear. Two skylights. Fitted with a range of base and wall units. Integrated fridge/freezer.

**CLOAKROOM:** UPVC Double glazed window to rear. Low level WC. Wash hand basin.

**FAMILY ROOM:** 3.97m x 2.77m (13'5" x 9'11")  
Tiled floor. Two radiators. Opening to;

**SUN ROOM AREA:** Patio doors to side. Windows to side and rear. Tiled floor.

## FIRST FLOOR

**LANDING:** Laminate flooring.

**BEDROOM:** 2.77m x 2.45m (9'11" plus recess x 8'07" max) UPVC Double glazed window to rear. Radiator.

**BEDROOM:** 2.47m x 2.46m (8'11" max x 8'8" max) UPVC Double glazed window to rear. Radiator.

**BEDROOM:** 3.06m x 1.85m (10'07" max x 6'07" max) UPVC Double glazed window to front. Radiator.

**BATHROOM:** UPVC Double glazed window to front. Low level WC. Wash hand basin. Spa bath with mixer tap and shower attachment. Shower





**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](http://www.focalagent.com)

cubicle with mains shower. Tiled walls. Tiled floor.

## OUTSIDE

**FRONT:** Enclosed by gates. Driveway providing off road parking. Mainly laid to paving.

**SIDE:** Enclosed by fencing. Front access gate. Laid to paving.

**REAR GARDEN:** Enclosed by fencing. Mainly laid to paving. Shrub area. Range of garden sheds.

**NB:** The property benefits from leasehold solar panels.

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

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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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