



Walton Park, Peterborough
£325,000 Freehold

**Sharmar
Quinney**

Key Features



- Four Bedrooms
- En-Suite To Master
- Two Receptions
- Garage
- Mobile Home

GROUND FLOOR

ENTRANCE PORCH: UPVC Double glazed entrance door. UPVC Double glazed window. Further UPVC Double glazed door to;

LOUNGE: UPVC Double glazed window to front. Radiator. Stairs to first floor. Wood and glazed doors to;

DINING ROOM: UPVC Double glazed French doors to rear. Radiator.

GARDEN ROOM: UPVC Double glazed patio door to rear. Radiator.

KITCHEN/DINER: UPVC Double glazed window to front and rear. UPVC Double glazed door to side. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven. Fitted hob with cooker hood over. Radiator. Wall mounted boiler.

BATHROOM: Low level WC. Wash hand basin with mixer tap. Bath.



FIRST FLOOR

LANDING

BEDROOM: UPVC Double glazed window to front. Radiator.

EN-SUITE: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Walk in shower with mains shower. Heated towel rail. Loft access.

BEDROOM: UPVC Double glazed window to rear. Radiator. Fitted wardrobes.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: UPVC Double glazed window to rear. Radiator. Cupboard.

SHOWER ROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Shower cubicle with wall mounted electric shower. Radiator.

OUTSIDE

FRONT: Driveway providing off road parking.

GARAGE: Electric door. Personal door to side. Power and lighting.

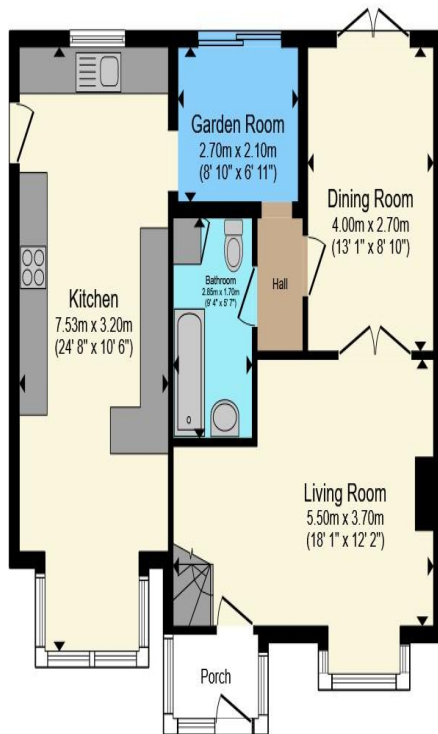
REAR GARDEN: Enclosed by fencing. Side access gate. Patio area. Decking area. Laid to lawn area with shrub borders.

MOBILE HOME:

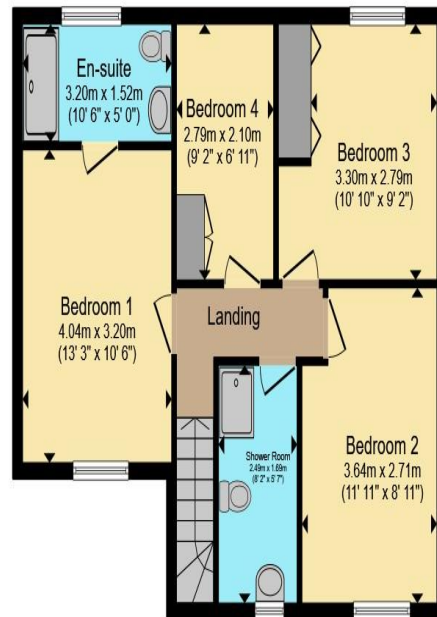
ENTRANCE HALL: UPVC Double glazed door.

BEDROOM: UPVC Double glazed window. Radiator. Walk

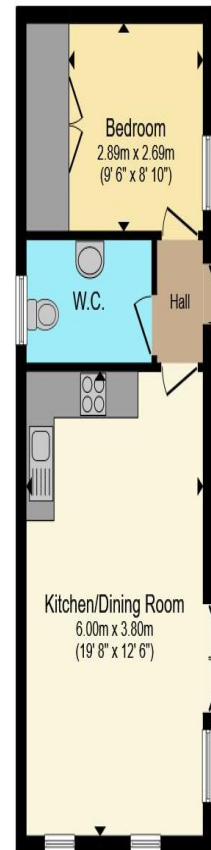




Ground Floor



First Floor



Annex

Total floor area 167.0 m² (1,798 sq.ft.) approx

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.propertybox.io

**Sharman
Quinney**

in wardrobe.

CLOAKROOM: UPVC Double glazed window. Low level WC. Wash hand basin with mixer tap. Radiator.

KITCHEN AREA: UPVC Double glazed window and French doors. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over.

LOUNGE AREA: Three UPVC Double glazed windows. Radiators.

NB: The property benefits from solar panels that are owned outright.

All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 575757

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

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 SCAN ME



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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: WER205973 - 0001

