



Montagu Road, PETERBOROUGH
Offers in Excess of £180,000 Freehold

**Sharman
Quinney**

Key Features



- NO CHAIN
- Three bedroom
- Generous Rear Garden
- Living room
- Kitchen/dining room

IDEAL FAMILY HOME OR FIRST-TIME BUY - Generous Rear Garden!

This three bedroom mid terrace house offers well proportioned accommodation across two floors and represents a great opportunity for buyers looking for a home.

The ground floor features a good-sized living room, providing plenty of space for relaxing and entertaining. To the rear of the property there is a kitchen/dining room offering ample room for both cooking and dining and a shower room.

Upstairs, the property offers three bedrooms, including two particularly well-proportioned double bedrooms, making the layout well suited to families, first-time buyers or those requiring space to work from home.

The property is presented in good condition while offering scope for the next owner to update and



personalise the accommodation to their own taste.

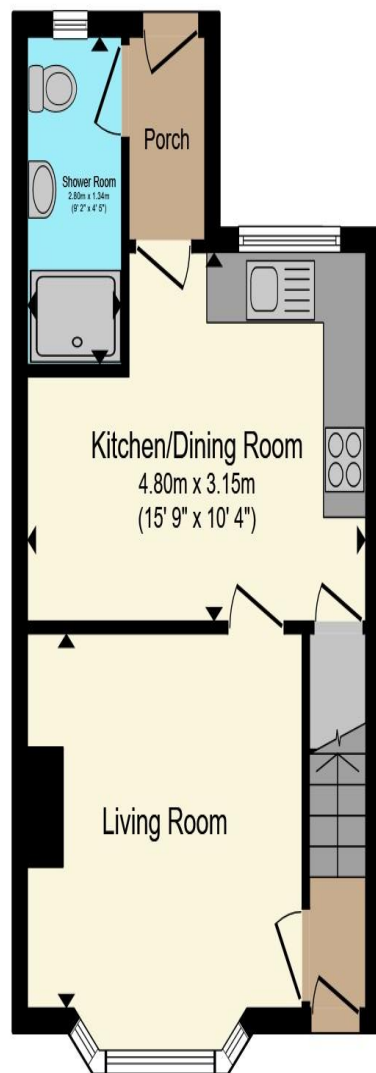
One of the standout features is the large rear garden, providing excellent outside space with plenty of potential for entertaining, children's play or keen gardeners.

Early viewing is highly recommended!

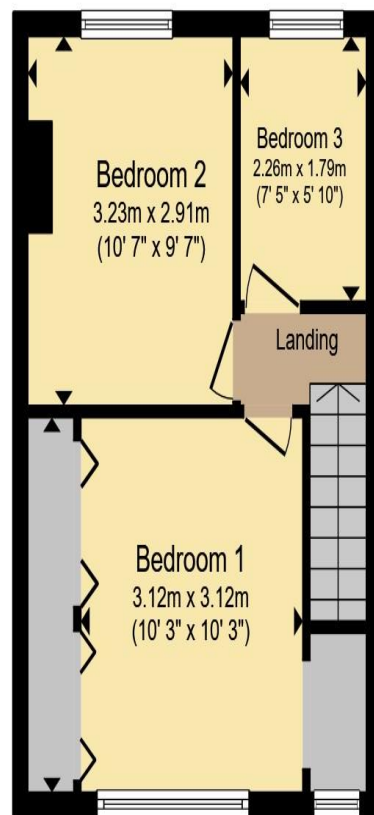
All measurements are listed on the floor plan.

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.





Ground Floor



First Floor

Total floor area 67.3 m² (724 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**

To view this property call Sharman Quinney on:
01733 575757

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 SCAN ME



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: WER205997 - 0001

