



Arundel Road, Peterborough
Guide Price **£160,000** **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Conservatory

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Built in cupboard. Stairs to first floor.

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

LOUNGE/DINER: UPVC Double glazed window to front. Two radiators. Fireplace. French doors to;

CONSERVATORY: UPVC Double glazed windows and French doors to the rear garden.



FIRST FLOOR

LANDING: UPVC Double glazed window to side.

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

BEDROOM: UPVC Double glazed window to rear.
Radiator.

BEDROOM: UPVC Double glazed window to front.
Radiator.

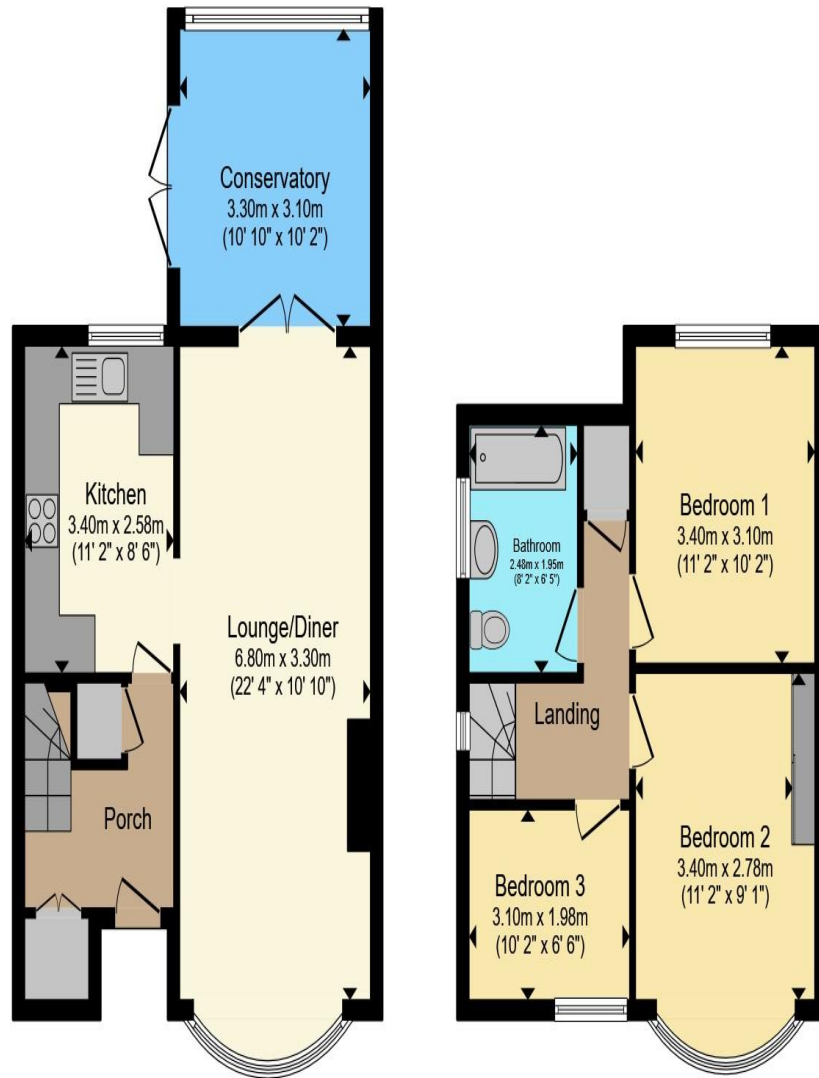
BATHROOM: UPVC Frosted double glazed
window to side. Low level WC. Wash hand basin
with mixer tap. Bath with shower over. Heated
towel rail.

OUTSIDE

FRONT: Driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Patio area.
Laid to lawn area.





Ground Floor

First Floor

Total floor area 90.6 m² (975 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**

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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: WER205815 - 0001

