



Churchfield Road, Peterborough
£170,000 Freehold

**Sharman
Quinney**

Key Features



- Two Double Bedrooms
- Two Reception Rooms
- Good Size Rear Garden
- Ideal First Time Buy
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GROUND FLOOR

LOUNGE: 3.69m x 3.06m (12'11" max x 10'06" plus recess) UPVC Double glazed entrance door. UPVC Double glazed bay window to front. Radiator.

INNER HALL: Stairs to first floor.

DINING ROOM: 3.35m x 3.05m (11' max x 10'01" plus recess) UPVC Double glazed window to rear. Radiator. Fireplace. Built in under stairs cupboard.

KITCHEN: 3.68m x 2.14m (12'10" x 7'03") UPVC Double glazed window to side and rear. UPVC Double glazed door to side. Fitted with a range of base and wall units. Stainless steel sink and



drainer with mixer tap. Radiator. Wall mounted boiler.

FIRST FLOOR

LANDING: Radiator.

BEDROOM: 3.68m x 3.08m (12'09" plus recess x 10'11" max) UPVC Double glazed window to front. Radiator.

BEDROOM: 3.08m x 3.04m (10'11" x 10') UPVC Double glazed window to rear. Radiator.

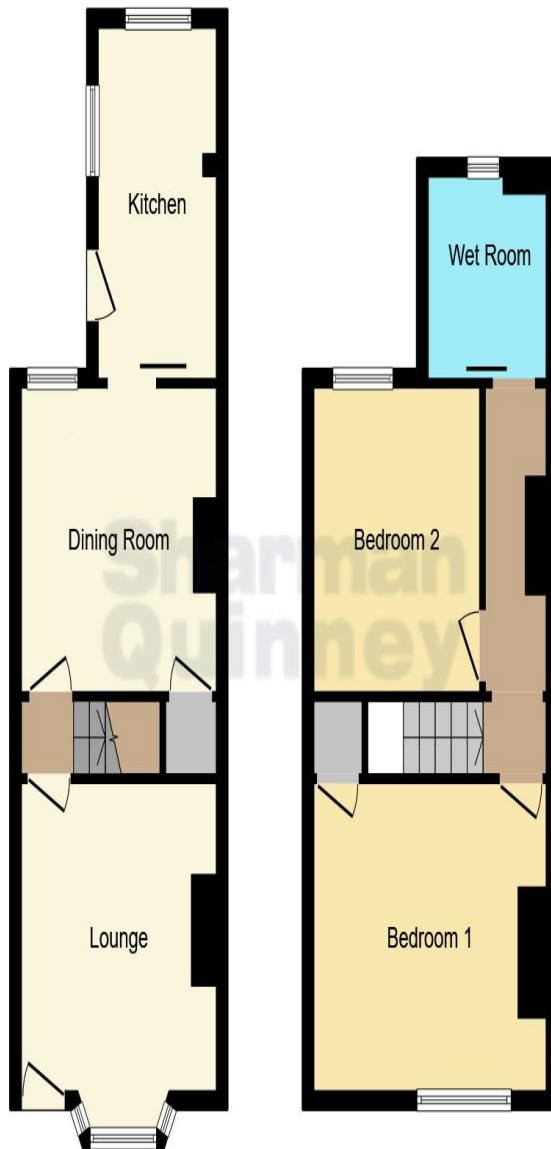
WET ROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Wall mounted electric shower. Radiator.

OUTSIDE

REAR GARDEN: Mainly laid to lawn with shrubs.

Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.





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

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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.

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: WER204227 - 0005

