



**Sharman
Quinney**
www.sharmanquinney.co.uk
WERRINGTON 01733 575757
for sale

Sheepwalk, Peterborough
£190,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Enclosed Rear Garden
- No Upward Chain

GROUND FLOOR

ENTRANCE HALL: Part glazed UPVC door to entrance hall, two separate doors to built in storage cupboards, glazed door with access to lounge and kitchen area.

CLOAKROOM: Two piece suite with low level WC, wash hand basin, UPVC double glazed window to the side, and a ceramic tiled floor.

LOUNGE: 5.9m max 3.5m min (19'5" max x 11'7" min)

UPVC double glazed French doors to the landscaped garden full height UPVC matching window to side, feature fireplace surround with display areas to either side, open plan staircase with alcove space under, and twin radiators.



KITCHEN/DINER: 4m x 3.4m (13'4" x 11'3")
Refitted to offer a one and a half bowl resin sink unit with mixer taps over, UPVC double glazed window to the front, extensive range of refitted drawer and base units with worktops over. Integrated newly fitted electric four ring hob with matching oven under, glass splash back, and stainless-steel style extractor hood over the hob. Matching wall cupboards, recess and plumbing for washing machine, recess space for a free-standing fridge freezer, wall mounted gas boiler, and radiator.

FIRST FLOOR

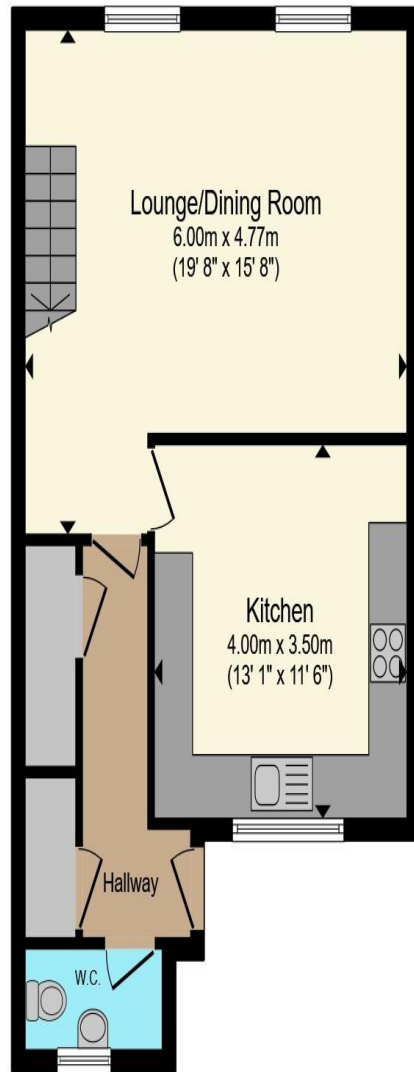
LANDING: Door to large storage cupboard, further door to airing cupboard housing the hot water tank, loft access and doors to:

BEDROOM 1: 3.5m x 3.2m (11'7" x 10'6")
UPVC double glazed window to the rear, and radiator.

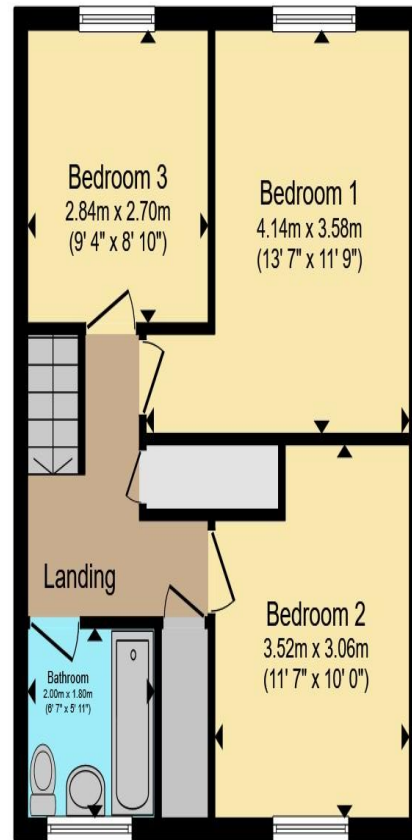
BEDROOM 2: 3.3m max x 3m max (10'8" x 9'10")
UPVC double glazed window to the front.

BEDROOM 3: 2.7 m max x 2.6m max (8'7" max x 8'11" max)
L-shaped room with raised storage area over stair baulk head, UPVC double glazed window to the rear, and radiator.





Ground Floor



First Floor

Total floor area 94.7 m² (1,019 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

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BATHROOM: Three piece suite with panelled bath with mains shower over, wash hand basin and low level WC, fully tiled walls, tiled effect flooring, and UPVC double glazed window to the front.

Outside

FRONT:

Open plan with communal parking. External storage cupboard.

REAR GARDEN:

Enclosed by fencing. Patio and lawn areas. Decorative gravel area. Rear access gate.

To view this property call Sharman Quinney on:
01733 575757

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