



Hedgelands, Peterborough
Offers in Excess of £200,000 **Freehold**

**Sharman
Quinney**

Key Features



- Two Double Bedrooms
- Modern Kitchen
- Enclosed Rear Garden
- Off Road Parking
- Garage

GROUND FLOOR

KITCHEN: UPVC Double glazed entrance door. UPVC Double glazed window to front. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob. Wall mounted boiler. Radiator.

LOUNGE: UPVC Double glazed window to rear. Radiator. Stairs to first floor. Wood and glazed door to rear.

REAR PORCH: UPVC Double glazed window and door to rear garden.

FIRST FLOOR

LANDING



BEDROOM: UPVC Double glazed window to rear. Radiator. Built in cupboard.

BEDROOM: UPVC Double glazed window to front. Radiator. Built in cupboard.

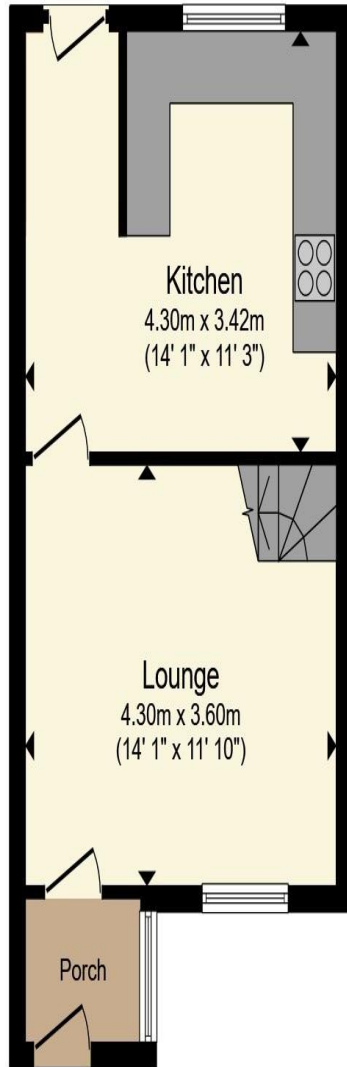
BATHROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin. Bath with wall mounted electric shower over. Heated towel rail. Built in airing cupboard housing hot water cylinder.

OUTSIDE

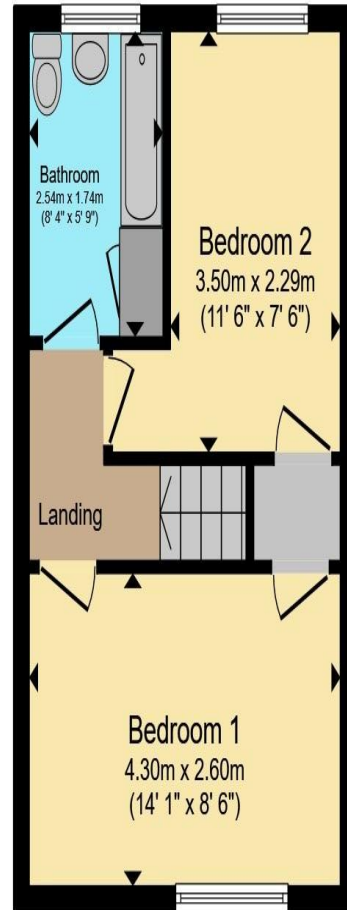
FRONT GARDEN: Laid to lawn area. Driveway providing off road parking and garage.

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





Ground Floor



First Floor

Total floor area 63.1 m² (680 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: WER205780 - 0003

