



Fulbridge Road, Peterborough
£270,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom
- Modern Kitchen
- Off Road Parking

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Stairs to first floor.

CLOAKROOM: Double glazed frosted window to front. Low level WC. Wash hand basin. Wall mounted boiler.

LOUNGE: Double glazed window to front. Radiator.

DINING AREA: Feature fireplace. Radiator. Opening to;

CONSERVATORY: Double glazed windows and door. Radiator.



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

FIRST FLOOR

LANDING: Double glazed window to side. Loft access. Built in cupboard.

BEDROOM: Double glazed window to front. Radiator. Built in cupboards.

BEDROOM: Double glazed window to rear. Radiator. Fitted wardrobes.

BEDROOM: Double glazed window to front. Radiator.

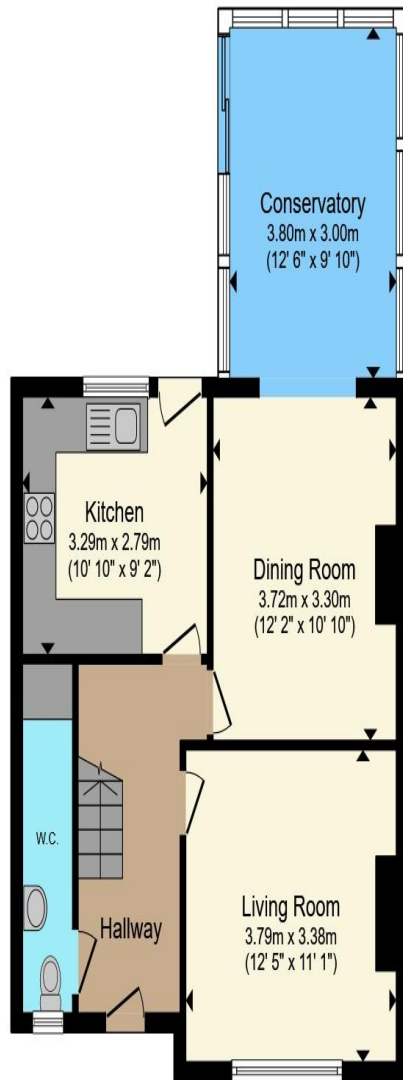
WET ROOM: Double glazed frosted window to rear. Low level WC. Wash hand basin with mixer tap. Wall mounted mains shower.

OUTSIDE

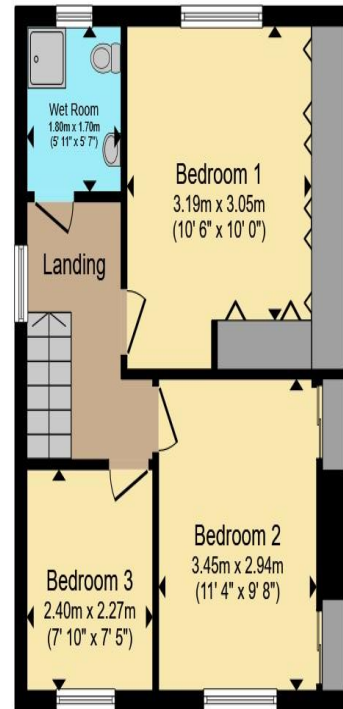
FRONT: Driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Side access. Paved area. Laid to lawn area with shrubs. Brick built workshop. Pool house.





Ground Floor



First Floor

Total floor area 100.1 m² (1,077 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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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: WER205909 - 0001

