



Rockingham Grove, Peterborough  
**£280,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Lounge/Diner
- Downstairs Cloakroom
- Garage
- Enclosed Rear Garden

## GROUND FLOOR

**ENTRANCE PORCH:** Entrance door. Further door to;

**ENTRANCE HALL:** UPVC Double glazed window to side. Radiator. Stairs to first floor.

**LOUNGE:** UPVC Double glazed window to front. Radiator. Fire. Opening to;

**DINING AREA:** UPVC Double glazed French doors to rear. Radiator.

**KITCHEN:** UPVC Double glazed window to rear and door to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and hob with cooker hood



over. Integrated dishwasher and fridge/freezer.  
Wall mounted boiler. Built in cupboard.

## FIRST FLOOR

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

BEDROOM: UPVC Double glazed window to front.  
Radiator.

BEDROOM: UPVC Double glazed window to rear.  
Radiator.

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

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

## OUTSIDE

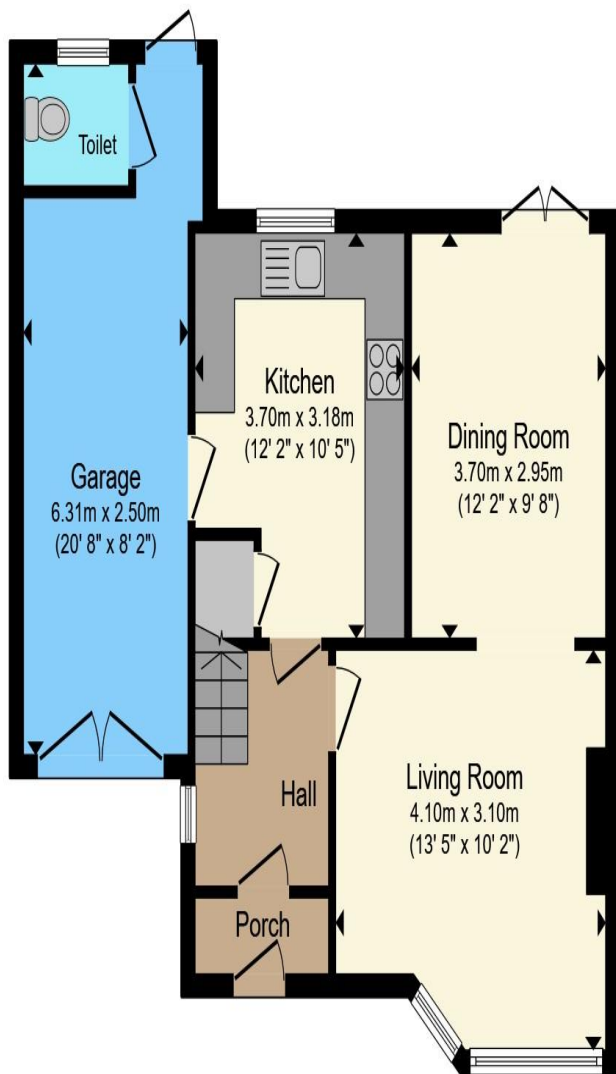
FRONT: Driveway providing off road parking.

GARAGE: Double wood and glazed entrance  
doors. Power and lighting. Door to rear garden.

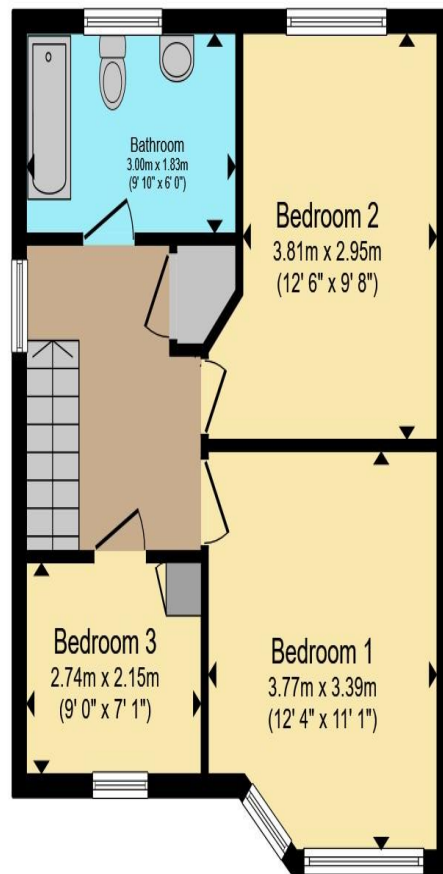
CLOAKROOM: Window to rear. High level WC.

REAR GARDEN: Enclosed by fencing. Laid to  
lawn with shrub borders. Patio area. Shed.





**Ground Floor**



**First Floor**

Total floor area 104.4 m<sup>2</sup> (1,124 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](http://www.propertybox.io)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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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.

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