



Middle Street, Farcet Peterborough
£190,000 Freehold

**Sharman
Quinney**

Key Features



- Established Semi-Detached House
- Two Double Bedrooms
- Two Reception Rooms
- Refitted Kitchen Area & Dining Area
- Large Three-Piece Bathroom
- Enclosed Rear Garden
- Village Location
- Vacant No Upward Chain

Perfect First Time Home or a Great Investment, located in the popular Village of Farcet in walking distance to local infant school and Stanground senior school, easy commuter links by bus to Peterborough and easy access to the A1 via car, benefits from having Brand New Heating Boiler, Solar Panels, and in brief the accommodation comprises of Part glazed door to the Kitchen Area which has a range of brand new base and eye level units, cupboards and drawers, worktop space with a stainless steel single drainer sink unit, unused built- in electric hob, oven, extractor hood, plumbing for a washing machine, space for a



fridge/freezer, steps up to the Dining Area with double glazed sliding doors giving access to the rear garden, built-in tall cupboard with potential space for upright fridge/freezer or pantry, Separate Lounge with a feature open fire place, door to the stairs to the first floor landing, door to the Inner Hallway with a built-in under stairs storage cupboard, door to the Separate Family sitting Room which could be used as a down stairs bedroom, Upstairs First Floor Landing has doors to the Two Double Bedrooms and to the L-shaped Three Piece White Family Bathroom comprising of a panelled bath and a wall mounted electric shower, low level wc, pedestal wash hand basin, built-in double airing cupboard, Outside gated access to the Mature Enclosed Rear Garden with various plants, shrubs and a apple tree, area at the bottom of the garden there was a previous vegetable patch and there is also a garden shed.

Kitchen Area - 11'3" x 7'9" (3.43m x 2.36m)

Dining Area - 14'2"max x 11'4"max (4.32m x 3.45m)

Separate Lounge - 10'3" x 11'5" (3.12m x 3.48m)

Inner Hallway - 4'2" x 2'9" (1.28m x .88m)

Family Sitting Room - 11'5" 10'3" (3.48m x 3.12m)



First Floor Landing - 15'3" max x 2'9"max (4.65m x .88m)

Bedroom 1 - 11'4" x 10'4" (3.45m x 3.15m) excluding recess.

Bedroom 2 - 11'5" x 8' (3.48m x 2.44m)

Family Bathroom - 10'2"max x 8'1"max (2.10m x 2.46m) l/shaped room.

To view this property call Sharman Quinney on:
01733 245400

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