



Fletcher Way, Peterborough  
**£230,000 Freehold**

**Sharman  
Quinney**



# Key Features



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

## Ground Floor

### Entrance Hall:

Wood and glazed entrance door. Radiator. Stairs to first floor.

### Cloakroom:

Low level WC. Wash hand basin with mixer tap. Radiator. Tiled floor.

Lounge: UPVC Double glazed window to front. Radiator. Television point.

Kitchen/Diner: UPVC Double glazed window to rear. Wood and glazed door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and hob with stainless steel chimney style cooker hood



over. Wall mounted boiler. Space for washing machine and fridge/freezer. Built in storage cupboard. Radiator.

## First Floor

Landing:  
Radiator. Loft access. Built in storage 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.

Bathroom: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and mains shower over. Radiator. Part tiled walls.

## Outside

Front:  
Paved footpath. Laid to lawn area with shrubs.

Garage:  
Located in a block. Up and over door.

Rear Garden:  
Enclosed by fencing. Side access gate. Laid to



lawn. Patio area.

NB: The vendor informs us a management charge of £235pa applies to this property.

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



# Selling your property?

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

 01733 575757

 Loxley Centre, Werrington, Peterborough,  
Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 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: WER205747 - 0001

