



High Street, Peterborough  
**Guide Price £260,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Close to the City centre
- Extended

Fletton is an extremely popular destination in Peterborough. It offers excellent local amenities including Primary and Secondary Schools, Doctors Surgery, a variety of local shops, takeaway food outlets and has easy access into Hampton and Peterborough City Centre. There is a good choice of local pubs as well as easy access to Peterborough Train Station which allows access into Central London in 50 mins. For the outdoor enthusiasts, Ferry Meadows Country Park is also close by and offers walkers, joggers, cyclists and dog owners a chance to enjoy its acres of trails, fields, woods, golf courses and nature reserves.

Reception Room - 3.80m x 3.39m (12'6" x 11'1")

Lounge - 4.00m x 3.27m (13'1" x 10'9")



Kitchen - 6.73m x 3.19m (22'1" x 10'6")

Dining Room - 3.80m x 2.70m (12'6" x 8'10")

Bedroom 1 - 3.80m x 3.20m (12'6" x 10'6")

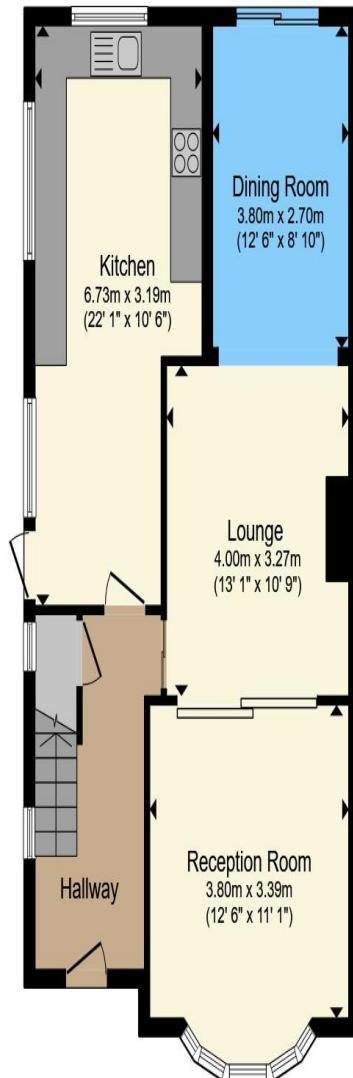
Bedroom 2 - 3.80m x 3.48m (12'6" x 11'5")

Bedroom 3 - 2.76m x 2.41m (9'1" x 7'11")

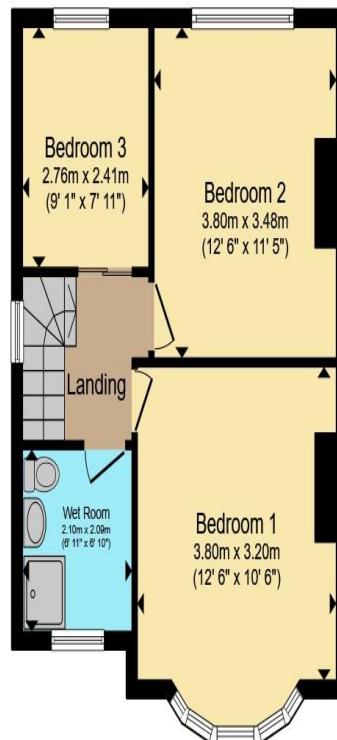
Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





**Ground Floor**



**First Floor**

Total floor area 112.6 m<sup>2</sup> (1,213 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 896222**

# Selling your property?

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

 01733 896222

 13 Desborough Avenue, Stanground,  
PETERBOROUGH, Cambridgeshire, PE2 8RG

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



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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: SSQ205073 - 0003

