



Croyland Road, Peterborough  
**£260,000** Freehold

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Lounge/Diner
- Off Road Parking
- Enclosed Rear Garden

## GROUND FLOOR

**ENTRANCE PORCH:** UPVC Double glazed window and entrance door. Further UPVC Double glazed door to;

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

**LOUNGE/DINER:** UPVC Double glazed window to front and side. Two radiators. Feature fireplace with electric fire.

**KITCHEN:** UPVC Double glazed window to rear. Fitted with a range of base and wall units. Floor standing boiler. Sink and drainer. Radiator. Built in under stairs cupboard. UPVC Double glazed door to side lobby.



UTILITY AREA: Space and plumbing for washing machine.

CLOAKROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Heated towel rail.

## FIRST FLOOR

LANDING: UPVC Double glazed window to side. Loft access.

BEDROOM: UPVC Double glazed window to rear. Radiator.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: UPVC Double glazed window to front. Radiator.

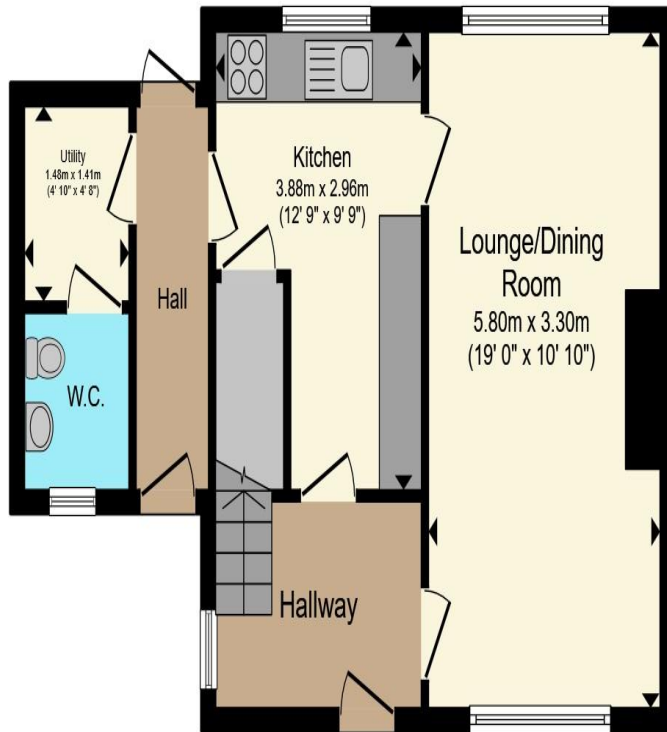
BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and shower attachment, wall mounted electric shower over. Radiator. Built in airing cupboard housing hot water cylinder.

## OUTSIDE

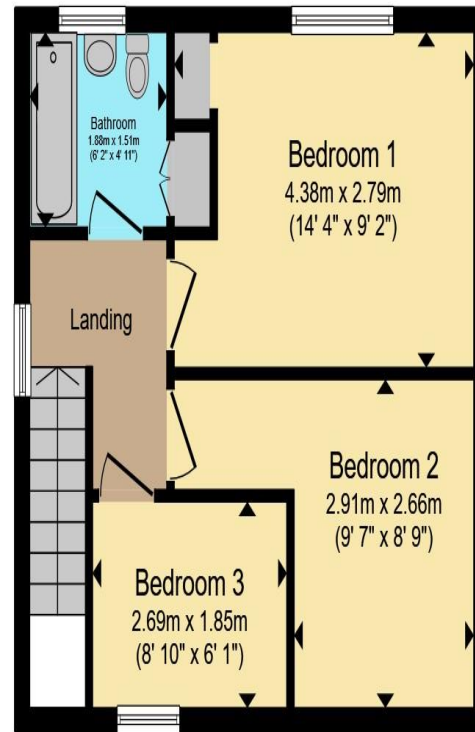
FRONT: Driveway providing off road parking.



**REAR GARDEN:** Enclosed by fencing. Patio area. Undercover area. Laid to lawn. Shed and summer house.



**Ground Floor**



**First Floor**

Total floor area 82.3 m<sup>2</sup> (886 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:  
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# Selling your property?

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

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