



Tarrant, Peterborough
£325,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Stairs to first floor.

CLOAKROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin.

LOUNGE: 6.16m x 3.67m (20'2" x 12') UPVC Double glazed window to front and French doors to rear. Radiator.

KITCHEN/DINER: 3.24m x 3.69m (10'7" x 12'1") UPVC Double glazed window to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in double oven and microwave. Fitted hob with cooker hood over.



Integrated dishwasher and fridge/freezer.
Personal door to garage.

FIRST FLOOR

LANDING: UPVC Double glazed window to front.
Radiator. Built in airing cupboard housing hot
water cylinder.

BEDROOM: 3.27m x 4.63m (10'8" x 15'2") UPVC
Double glazed window to rear. Radiator.

BEDROOM: 3.27m x 2.80m (10'8" x 9'2") UPVC
Double glazed window to rear. Radiator. Fitted
cupboards.

BEDROOM: 3.66m x 1.97m (12' x 6'5") UPVC
Double glazed window to front. Radiator.

BEDROOM: 2.58m x 2.31m (8'5" x 7'6") UPVC
Double glazed window to rear. Radiator. Loft
access.

SHOWER ROOM: UPVC Frosted double glazed
window to front. Low level WC. Wash hand basin
with mixer tap. Shower cubicle with mains
shower. Heated towel rail.

OUTSIDE

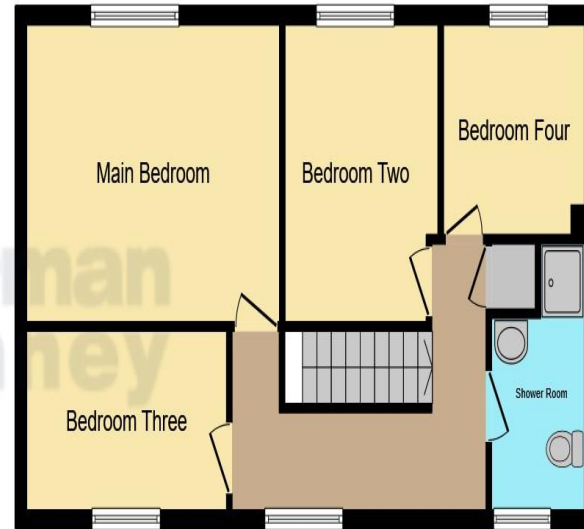
FRONT: Driveway providing off road parking.

GARAGE: Electric roller door. Power and light.





Ground Floor



First Floor

Wall mounted boiler. Space and plumbing for washing machine. Door to rear garden.

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

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.focalagent.com

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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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