



Boleyn Avenue, Peterborough
£280,000 **Freehold**

**Sharman
Quinney**

Key Features



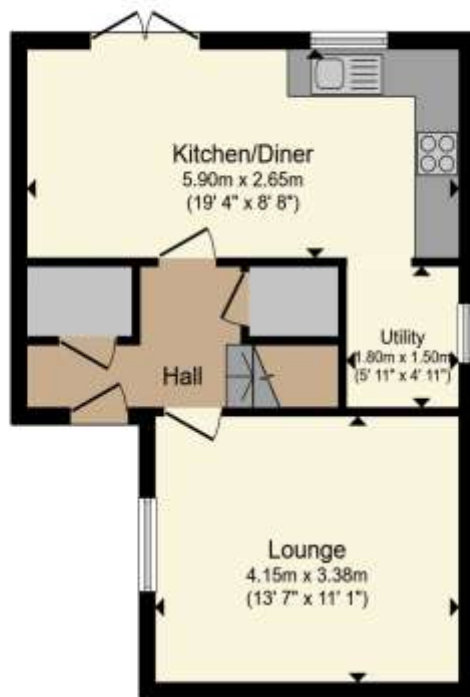
- Popular Sugar Way location
- Newly fitted modern kitchen
- Separate utility room
- Three good-sized bedrooms
- Ensuite

Situated on the highly sought-after Sugar Way development, this well-presented three-bedroom semi-detached home offers spacious and modern living accommodation, making it an ideal purchase for families, first-time buyers, and commuters alike.

The ground floor comprises an inviting entrance hall, a bright and spacious living room, and a stunning newly fitted kitchen featuring a range of contemporary units and integrated appliances. Complementing the kitchen is a practical utility room, providing additional storage and workspace, with access to the rear garden.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with an ensuite, together with a modern family bathroom.





Ground Floor



First Floor

Total floor area 82.5 m² (888 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.ie



Externally, the property benefits from a private and enclosed rear garden, ideal for outdoor entertaining and family enjoyment. A garage and driveway parking further enhance the property's appeal.

Conveniently located close to local amenities, schooling, transport links, and pleasant riverside walks, this attractive home offers a fantastic opportunity to acquire a property in one of Peterborough's most desirable residential locations.

Viewing is highly recommended.

All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 896222

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

 01733 896222

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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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