



Sunnymead, Peterborough
£175,000 Freehold

**Sharman
Quinney**

Key Features



- Two Bedrooms
- Lounge/Diner
- Enclosed Rear Garden
- Two Parking Spaces
- No Upward Chain

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door and window to front. Radiator.

KITCHEN: UPVC Double glazed window to front. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Wall mounted boiler.

LOUNGE/DINER: UPVC Double glazed French doors to rear. Radiator. Feature fireplace. Stairs to first floor.

FIRST FLOOR

LANDING: Loft access. Built in cupboard.



BEDROOM: UPVC Double glazed window to rear.
Radiator.

BEDROOM: UPVC Double glazed window to front.
Radiator. Built in cupboard.

BATHROOM: UPVC Frosted double glazed
window to front. Low level WC. Wash hand
basin. Bath with mixer tap and shower
attachment. Radiator.

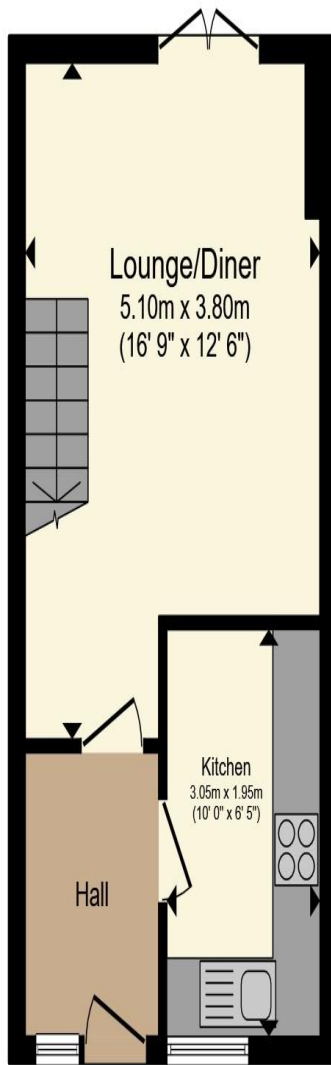
OUTSIDE

FRONT: Two allocated parking spaces.

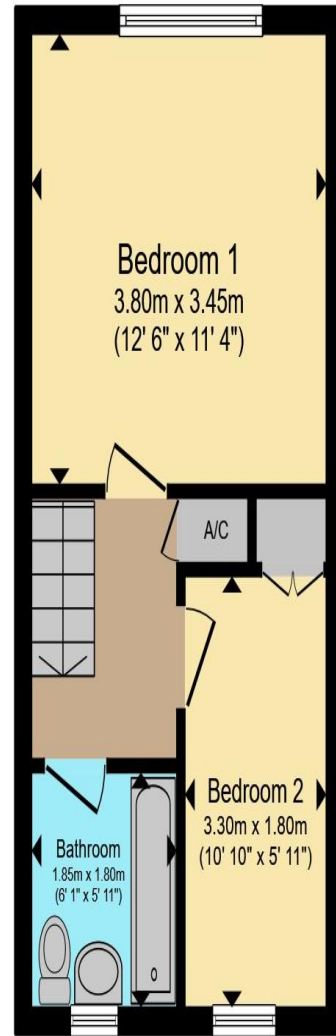
REAR GARDEN: Enclosed by fencing. Rear
access gate. Laid to lawn.

Agents Note: "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."





Ground Floor



First Floor

Total floor area 55.9 m² (601 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

**Sharman
Quinney**

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01733 575757

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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: WER205963 - 0001

