



Rycroft Avenue, Deeping St. James, Peterborough  
**Guide Price £235,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Detached Home
- Downstairs Cloakroom

## Accommodation Includes

Entrance porch with sliding door to front door.

Front door leading to hallway with stairs to first floor, radiator and under stairs storage.

Door leading to:

### Lounge/Dining Room

6.88m x 3.22m max (22'7" x 10'6" max). Window to front elevation, 2 radiators, sliding patio doors from dining area to rear garden. Serving hatch to kitchen.

### Kitchen

3.44m x 2.47m (11'3" x 8'1"). Range of base and wall units, gas cooker and under counter fridge, sink with mixer tap, window to rear elevation, radiator, door to:



#### Utility Room:

2.24m x 2.75m max (7'4" x 9' max). Door to rear garden and window to rear elevation, space for washing machine and tumble dryer, boiler, door to downstairs wc and wash hand basin, door to garage.

Stairs to first floor and landing and airing cupboard.

#### Bedroom 1:

3.24m x 3.32m (10'7" x 10'10"). Loft access with window to front elevation and radiator.

#### Bedroom 2:

3.51m x 3.24m max (11'6" x 10'7" max). Radiator with window to rear elevation, built in wardrobes.

#### Bedroom 3:

4.35m max x 2.81m max (14'3" max x 9'2" max). Two windows to front elevation, radiator with door to en-suite shower room, wc and wash hand basin.

#### Bedroom 4:

2.64m max x 2.27m (8'8" max x 7'5"). Window to rear elevation and radiator.

#### Bathroom:

Comprising of walkin shower with shower curtain, wc and wash hand basin and heated towel rail, window to rear elevation.

#### Outside:

Enclosed rear garden with patio from back door and patio doors laid to lawn, timber fencing. To the front of the home is a concrete driveway with small lawn area leading to up and over garage door with lighting.

Auctioneer's Comments





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](http://www.focalagent.com)

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The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

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To view this property call Sharman Quinney on:  
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Contact us to arrange a **FREE**  
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