



Dudley Avenue, Peterborough
Offers In Excess Of £260,000 Freehold

**Sharman
Quinney**

Key Features



- Two Reception Rooms
- Three Bedrooms
- Sun Room
- Utility
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

LOUNGE: 6.72m x 3.38m (22'7" max x 11'9" max) UPVC Double glazed entrance door. UPVC Double glazed window to front. Two radiators. Laminate flooring. Stairs to first floor. Patio door to rear leading to;

SUN ROOM: 3.66m x 2.77m (12'3" x 9'11") UPVC Double glazed French doors to rear. Windows to side and rear. Radiator. Laminate flooring.

KITCHEN: 6.40m x 2.43m (21'1" max x 8' max) UPVC Double glazed window to front and side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in double oven. Fitted hob. Wall mounted combi boiler. Tiled floor.



UTILITY: UPVC Double glazed doors to front and rear. Two skylights. Fitted with a range of base and wall units. Integrated fridge/freezer.

CLOAKROOM: UPVC Double glazed window to rear. Low level WC. Wash hand basin.

FAMILY ROOM: 3.97m x 2.77m (13'5" x 9'11")
Tiled floor. Two radiators. Opening to;

SUN ROOM AREA: Patio doors to side. Windows to side and rear. Tiled floor.

FIRST FLOOR

LANDING: Laminate flooring.

BEDROOM: 2.77m x 2.45m (9'11" plus recess x 8'07" max) UPVC Double glazed window to rear. Radiator.

BEDROOM: 2.47m x 2.46m (8'11" max x 8'8" max) UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.06m x 1.85m (10'07" max x 6'07" max) UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Double glazed window to front. Low level WC. Wash hand basin. Spa bath with mixer tap and shower attachment. Shower





Ground Floor

First Floor

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

cubicle with mains shower. Tiled walls. Tiled floor.

OUTSIDE

FRONT: Enclosed by gates. Driveway providing off road parking. Mainly laid to paving.

SIDE: Enclosed by fencing. Front access gate. Laid to paving.

REAR GARDEN: Enclosed by fencing. Mainly laid to paving. Shrub area. Range of garden sheds.

NB: The property benefits from leasehold solar panels.

To view this property call Sharman Quinney on:
01733 575757

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

 01733 575757

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 SCAN ME



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