



Campbell Drive, Peterborough  
**£300,000** Freehold

**Sharman  
Quinney**

# Key Features



- Four Bedrooms
- Two Receptions
- Downstairs Cloakroom
- Off Road Parking
- Garage

## GROUND FLOOR

**ENTRANCE HALL:** Wood and glazed door. Radiator. Stairs to first floor.

**CLOAKROOM:** Double glazed window to side. Low level WC. Wash hand basin with mixer tap.

**LOUNGE:** Double glazed window to front and rear. Two radiators.

**DINING AREA:** Patio door to rear. Two radiators.

**KITCHEN:** Double glazed window to side and rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Radiator.



UTILITY: Double glazed window to rear. Door to side. Fitted with a range of base and wall units. Radiator.

## FIRST FLOOR

LANDING: Double glazed window to front. Loft access.

BEDROOM: Double glazed window to rear. Radiator.

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BEDROOM: Double glazed window to front. Radiator.

BEDROOM: Double glazed window to rear. Radiator.

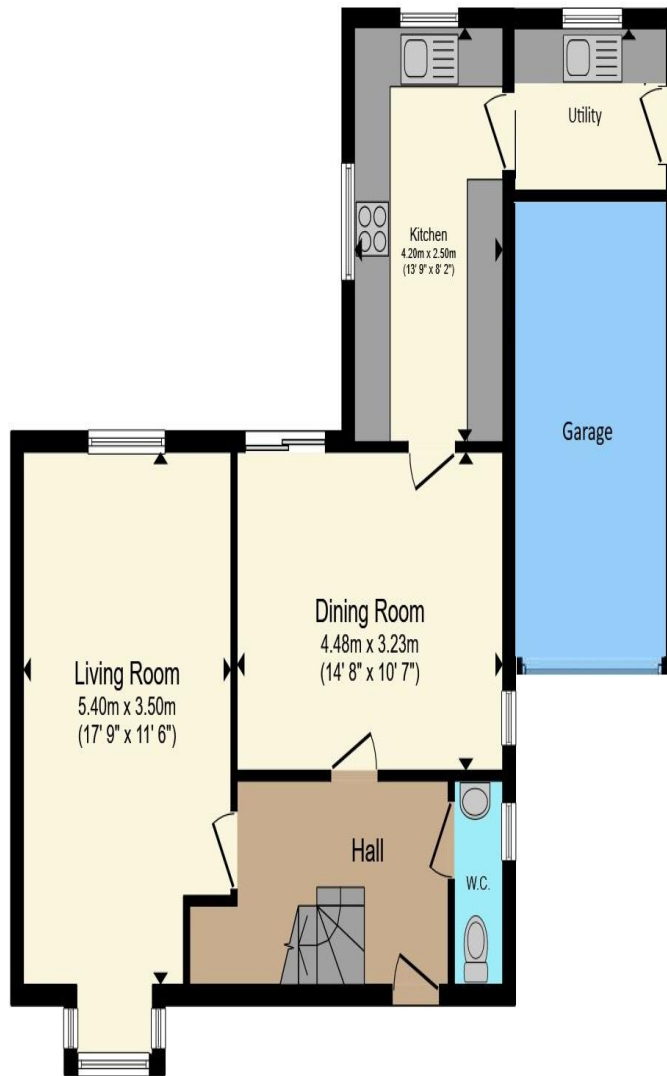
BATHROOM: Double glazed frosted window to front. Low level WC. Wash hand basin with mixer tap. Bath with wall mounted electric shower over. Radiator. Built in cupboard housing wall mounted boiler.

## OUTSIDE

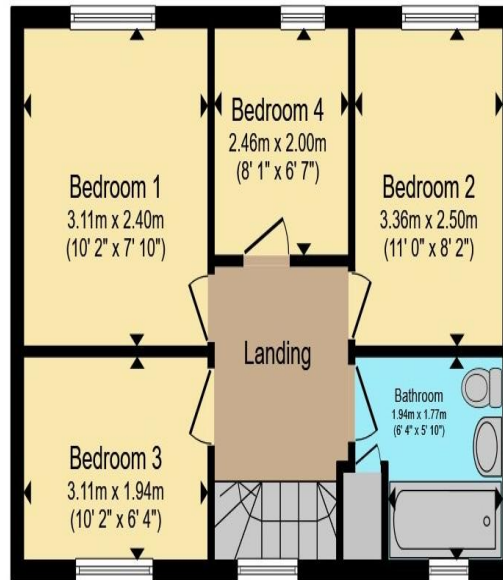
FRONT: Driveway providing off road parking. Laid to lawn area.

## GARAGE





**Ground Floor**



**First Floor**

Total floor area 98.9 m<sup>2</sup> (1,065 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](http://www.propertybox.io)

**Sharman  
Quinney**

**REAR GARDEN:** Enclosed by fencing. Side access gate. Laid to paving.

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

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

 01733 575757

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

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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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