



Sharman  
Quinney  
for sale

Chamberlain Way, Peterborough  
**Offers in excess of £230,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Kitchen/Diner
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden
- Three Bedrooms

## DESCRIPTION

### Ground Floor

#### Entrance Hall:

Entrance door. Radiator. Stairs to first floor.

#### Cloakroom:

UPVC Double glazed window to front. Low level WC. Wash hand basin with mixer tap. Radiator.

#### Kitchen/Diner:

4.90m x 3.98m (16'10" max x 13'6" max)  
Irregular shape room. UPVC Double glazed window to front and rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with stainless steel chimney style cooker hood. Radiator. Integrated dishwasher. Built in under



stairs cupboard.

Lounge:

4.59m x 3.06m (15'9" x 10'7")

UPVC Double glazed window to front and rear.  
UPVC Double glazed French door to rear. Two radiators.

First Floor

Landing:

UPVC Double glazed window to rear. Loft access.

Bedroom:

3.67m x 4.29m (12'5" max x 14'10" max)

Irregular shape room. UPVC Double glazed window and French doors to front. Radiator.

Bedroom:

3.99m x 3.36m (13'10" max x 11'3" max)

UPVC Double glazed window to front. Radiator.  
Built in storage cupboard.

Bedroom:

2.14m x 1.84m (7'5" x 6'5")

UPVC Double glazed window to rear. Radiator.

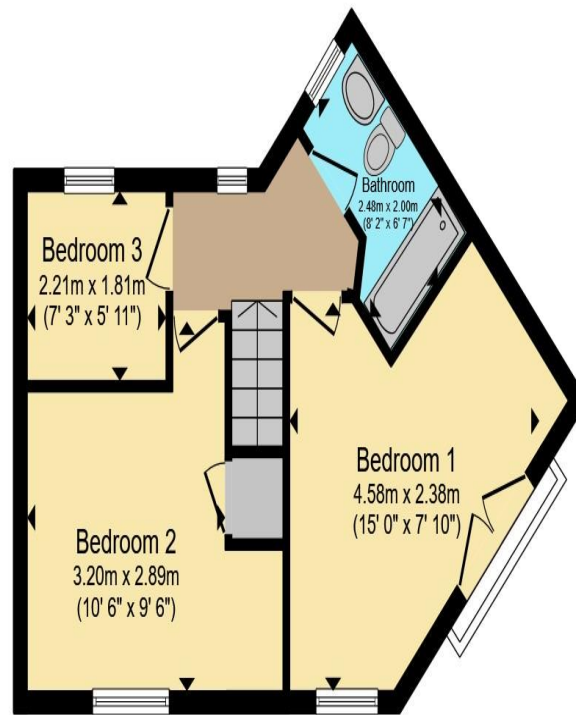
Bathroom:

UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and mains shower over. Heated towel rail.





**Ground Floor**



**First Floor**

Total floor area 71.3 m<sup>2</sup> (767 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)

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## Outside

### Front:

Enclosed by iron fencing and personal access gate. Off road parking.

### Rear Garden:

Enclosed by fencing. Laid to lawn. Patio area.

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

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

# Selling your property?

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

 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.

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