



North Street, Stanground Peterborough  
**£240,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Two double bedrooms
- Two Reception rooms
- Open Plan Kitchen/Livingroom
- Mooring Rights
- Set on a River

The extension significantly increases the size of the kitchen, resulting in a sleek, contemporary space finished to a high standard and complete with integrated appliances. Designed with both functionality and style in mind, it provides an excellent area for cooking, dining and entertaining while making the most of the available space. The property offers two- double bedrooms, with an impressive garden stretching down to the river's edge, offering direct access and benefitting from mooring rights - a rare feature. Located close to the city centre and a range of local amenities, it offers waterside living on mooring rights.

Dining Room - 3.62m x 3.59m (11'11" x 11'9")

Kitchen/Living Room - 6.42m x 3.9m (21'1" x 12'10")

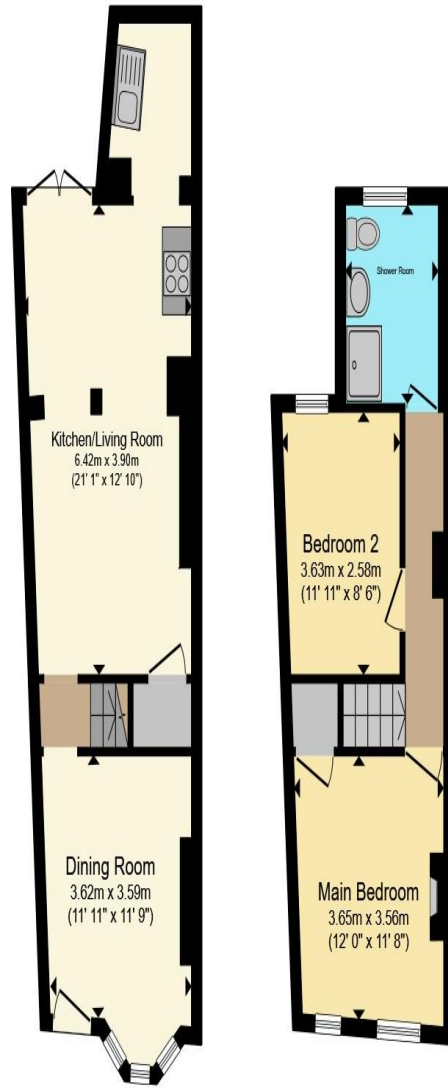




Main Bedroom - 3.65m x 3.56m (12' x 11'8")

Bedroom 2 - 3.63m x 2.58m (11'11" x 8'6")





**Ground Floor    First Floor**

Total floor area 64.8 m<sup>2</sup> (698 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**

To view this property call Sharman Quinney on:  
**01733 896222**

# Selling your property?

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

 01733 896222

 13 Desborough Avenue, Stanground,  
PETERBOROUGH, Cambridgeshire, PE2 8RG

 stanground@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



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: SSQ205088 - 0001

