



**Sharman  
Quinney**  
www.sharmanquinney.co.uk  
PETERBOROUGH 01733 897896  
**for sale**

Reeves Way, Peterborough  
**Guide Price £190,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- Two Reception Rooms

## GROUND FLOOR

**ENTRANCE HALL:** UPVC Double glazed entrance door. Internal window to garage. Radiator. Stairs to first floor.

**LOUNGE:** UPVC Double glazed window to front. Radiator.

**DINING ROOM:** UPVC Double glazed window to rear. Radiator.

**KITCHEN:** UPVC Double glazed window to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in pantry. Floor standing boiler. Door to;

**LOBBY:** UPVC Double glazed door to rear and



personal door to garage.

CLOAKROOM: High level WC.

STORE ROOM

FIRST FLOOR

LANDING: UPVC Frosted double glazed window to side.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: UPVC Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM: UPVC Double glazed window to front. Radiator. Storage area.

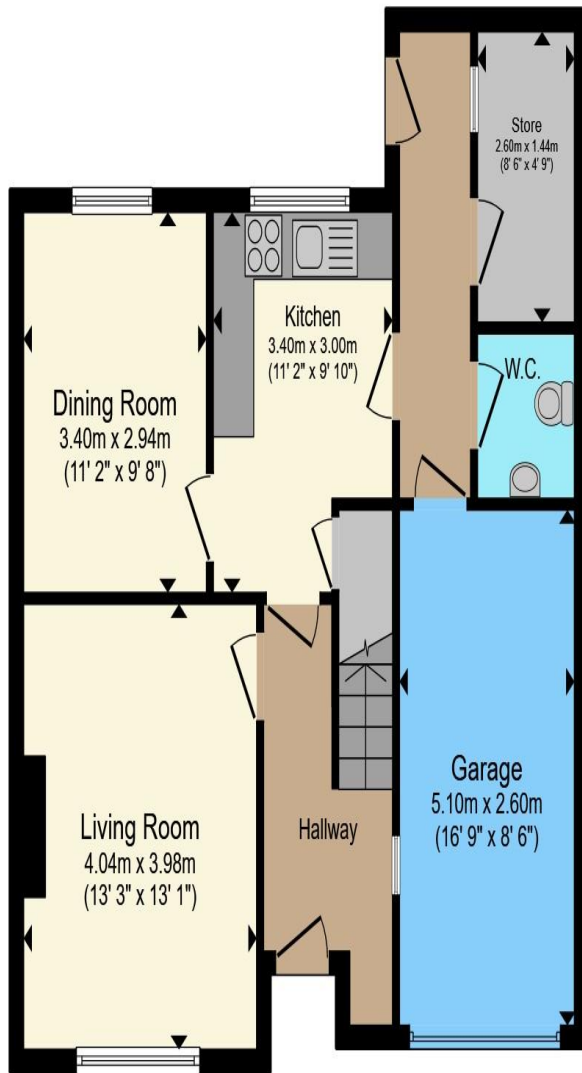
BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Bath with mixer tap and shower attachment. Radiator. Built in airing cupboard housing hot water cylinder.

OUTSIDE

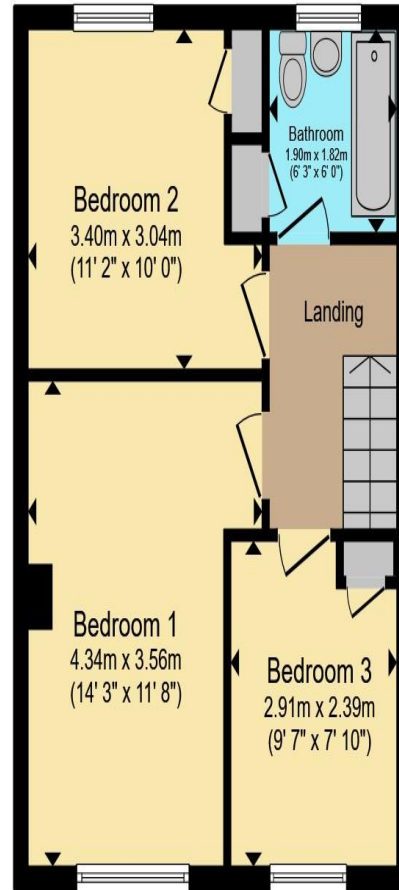
FRONT: Partly screened by hedging. Driveway providing off road parking. Decorative gravel area with shrubs.

GARAGE





**Ground Floor**



**First Floor**

Total floor area 104.4 m<sup>2</sup> (1,124 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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**REAR GARDEN:** Enclosed by fencing and hedging. Paved area. Laid to lawn area with established plants and shrubs. Shed.

To view this property call Sharman Quinney on:  
**01733 897896**

# Selling your property?

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

 01733 897896

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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.

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: PTB207539 - 0001

