



Brickenden Road, Peterborough
£64,500 – 30% share Leasehold

**Sharman
Quinney**

Key Features



99 Years remaining as of 28 May 2010

£45.64 Ground Rent pa

Review due: Ask Agent

£Ask Agent Service Charge pa

Review due: Ask Agent

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

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Built in under stairs cupboard. Laminate flooring. Stairs to first floor.



CLOAKROOM: Low level WC. Wash hand basin with mixer tap. Radiator. Laminate flooring.

LOUNGE: 4.29m x 3.04m (14'10" x 10') UPVC Double glazed window to front. Radiator. Television point. Laminate flooring.

KITCHEN/DINER: 4.90m x 3.37m (16'8" max x 11'8" max) UPVC Double glazed window to rear. Part glazed door to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Stainless steel chimney style cooker hood. Space for cooker, washing machine and fridge/freezer. Wall mounted boiler. Breakfast bar. Built in airing cupboard. Two radiators.

FIRST FLOOR

LANDING: Radiator. Loft access. Built in cupboard.

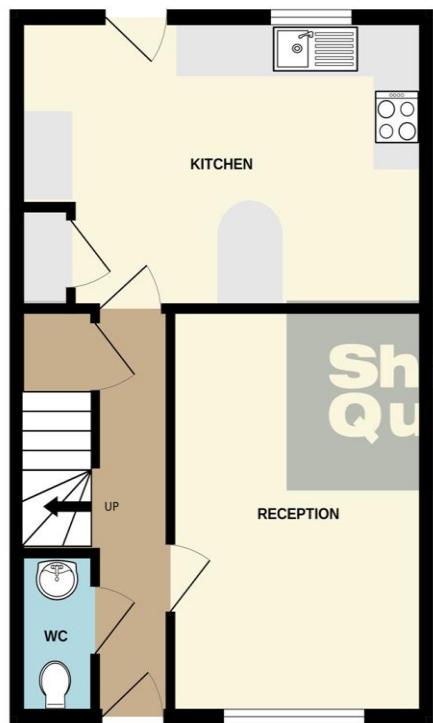
BEDROOM: 4.28m x 2.46m (14'6" max x 8'10" plus recess) UPVC Double glazed window to front. Radiator.

BEDROOM: 3.66m x 2.76m (12'4" max 9'8" max) UPVC Double glazed window to rear. Radiator.

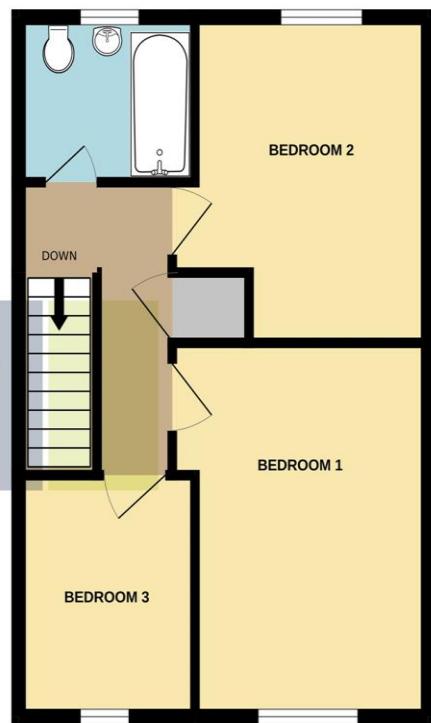
BEDROOM: 2.75m x 2.15m (9'3" x 7'6") UPVC Double glazed window to front. Radiator.



GROUND FLOOR



1ST FLOOR



BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap and bath wall mounted electric shower. Part tiled walls. Radiator.

OUTSIDE

Two allocated parking spaces.

REAR GARDEN: Enclosed by fencing. Rear personal access gate. Laid to artificial lawn. Paved area. Garden shed.

NB: The property is 30% Shared Ownership £428.10pcm rent/service charge.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01733 575757

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home valuation.

 01733 575757

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 SCAN ME



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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. :WER205665 - 0001