



Beauvale Gardens, Peterborough
£260,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Downstairs Shower Room
- Lounge/Diner
- Garage
- Off Road Parking

GROUND FLOOR

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

SHOWER ROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Shower cubicle with wall mounted electric shower. Radiator.

BEDROOM: UPVC Double glazed window to front. Radiator.

LOUNGE AREA: UPVC Double glazed window to front. Radiator. Opening to;



DINING AREA: UPVC Double glazed window to rear. Radiator.

KITCHEN: UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Stainless steel sink and double drainer with mixer tap. Radiator.

LEAN TO: Windows and door to rear garden.

FIRST FLOOR

LANDING: UPVC Double glazed window to rear. Radiator. Loft access housing wall mounted combi boiler.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: UPVC Double glazed window to front. Radiator.

OUTSIDE:

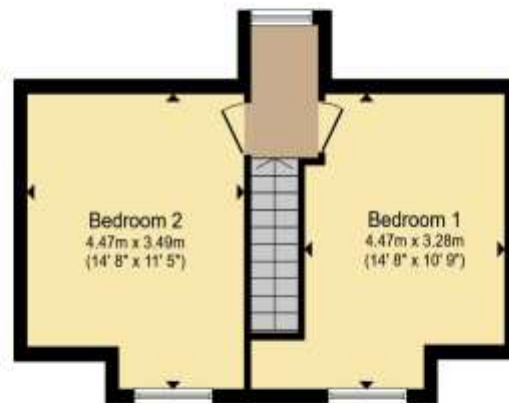
FRONT: Driveway providing off road parking.

GARAGE: Up and over door. Power and lighting. Door to workshop area. Personal UPVC Double glazed door. Attached brick store to rear with UPVC Double glazed door and window.





Ground Floor



First Floor

Total floor area 106.4 m² (1,146 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.ie

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REAR GARDEN: Enclosed by fencing. Low maintenance laid to paving and decorative gravel areas.

All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 575757

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 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: WER206002 - 0001

