



Lincoln Road, Peterborough  
Guide Price **£120,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Two Double Bedrooms
- En-Suite To Master
- Good Size Lounge
- No Upward Chain
- Ideal First Time Buyer

## GROUND FLOOR

COMMUNAL ENTRANCE DOOR AND STAIRWELL

## UPPER FLOOR

ENTRANCE HALL: Entrance door. Radiator.

LOUNGE: 4.57m x 4.28m (15'02" plus recess x 14'06") Three UPVC Double glazed windows. Radiator.

KITCHEN: 3.36m x 1.85m (11'05" plus recess x 6'10") (Split level) UPVC Double glazed window. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Wall mounted boiler. Radiator.



**BEDROOM:** 3.96m x 2.45m (13' plus recess x 8'07" plus recess) UPVC Double glazed window and door leading to external stairwell. Radiator. Built in cupboard.

**EN-SUITE:** Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

**BEDROOM:** 3.05m x 1.85m (10'03" x 6'10") UPVC Double glazed window. Loft access.

**BATHROOM:** Low level WC. Wash hand basin with mixer tap. Bath with mixer tap. Heated towel rail.

## OUTSIDE

Parking space.

## Agents Notes

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the vendor of this property is a relative of an employee of Sharman Quinney Holdings Ltd.




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

# Selling your property?

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

 01733 897896

 70 Albert Place, PETERBOROUGH,  
Cambridgeshire, PE1 1DD

 peterborough@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: PTB207023 - 0001

