



Sunnymead, Peterborough  
Guide Price £200,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedrooms
- En-Suite To Master

## GROUND FLOOR

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

**CLOAKROOM:** UPVC Frosted double glazed window. Low level WC. Wash hand basin.

**LOUNGE:** UPVC Double glazed window to front. Radiator. Patio doors to;

**CONSERVATORY:** UPVC Double glazed windows and French doors.

**KITCHEN/DINER:** UPVC Double glazed window to side and rear. French doors to rear. Fitted base units. Sink and drainer. Built in cupboard. Radiator.



UTILITY: UPVC Double glazed door. Radiator.  
Wall mounted boiler.

## FIRST FLOOR

LANDING: UPVC Double glazed window to rear.  
Loft access.

BEDROOM: UPVC Double glazed window to front.  
Radiator.

EN-SUITE: UPVC Frosted double glazed window  
to front. Low level WC. Wash hand basin.  
Shower cubicle with electric shower. Radiator.

BEDROOM: UPVC Double glazed window to front.  
Radiator.

BEDROOM: UPVC Double glazed window to rear.  
Radiator.

BATHROOM: UPVC Frosted double glazed  
window to rear. Low level WC. Wash hand basin.  
Bath. Radiator.

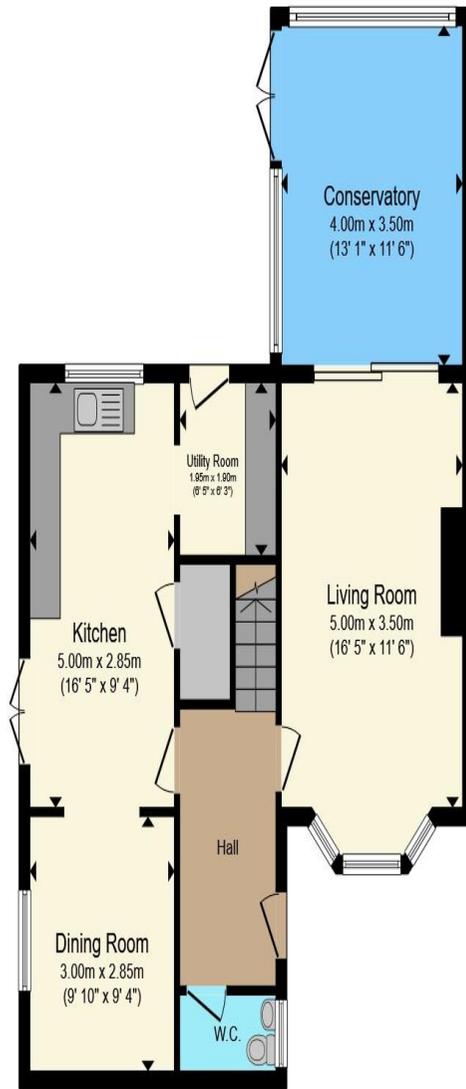
## OUTSIDE

FRONT: Driveway providing off road parking.

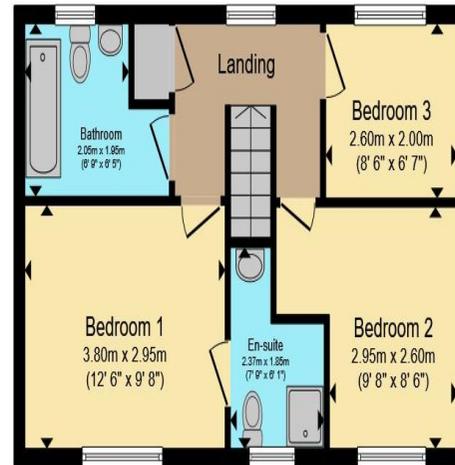
## GARAGE

REAR GARDEN: Enclosed by fencing. Laid to





**Ground Floor**



**First Floor**

Total floor area 116.3 m<sup>2</sup> (1,252 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**

lawn area. Decorative gravel area. Shed.  
Summer house. Greenhouse.

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

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

 01733 575757

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

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



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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: WER205791 - 0004

