



Bala Court, Peterborough  
Offers in Excess of £300,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Downstairs Shower Room
- Upstairs Bathroom
- Off Road Parking
- Garage

## GROUND FLOOR

**ENTRANCE HALL:** UPVC Double glazed entrance door. Radiator. Built in under stairs cupboard. Stairs to first floor.

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

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

**BEDROOM/DINING ROOM/OFFICE SPACE:** UPVC Double glazed window to rear. Radiator.



**SHOWER ROOM:** UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Heated towel rail.

## FIRST FLOOR

### LANDING

**BEDROOM:** UPVC Double glazed window to front. Radiator. Built in wardrobes.

**BEDROOM:** UPVC Double glazed window to rear. Radiator. Built in wardrobe. Loft access. Eaves storage.

**BATHROOM:** UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and wall mounted shower. Heated towel rail.

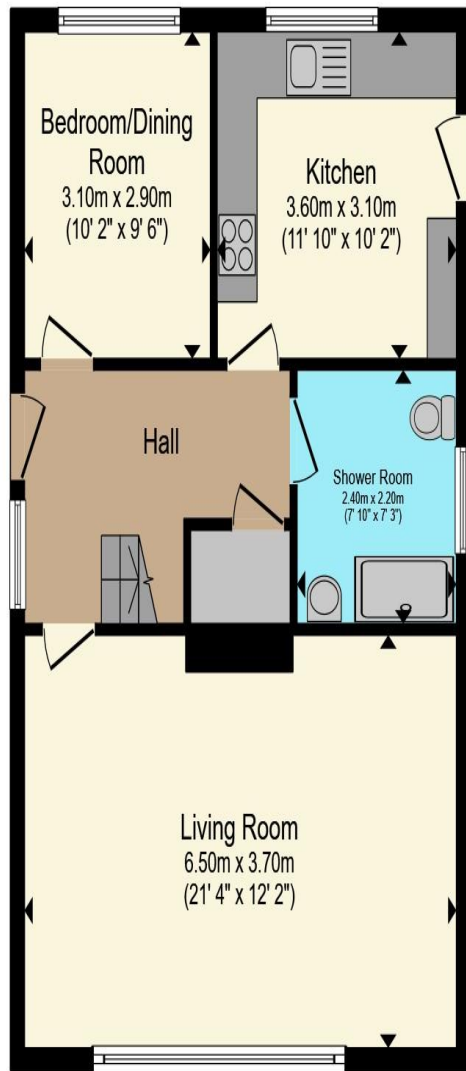
### OUTSIDE

**FRONT:** Driveway providing ample off road parking.

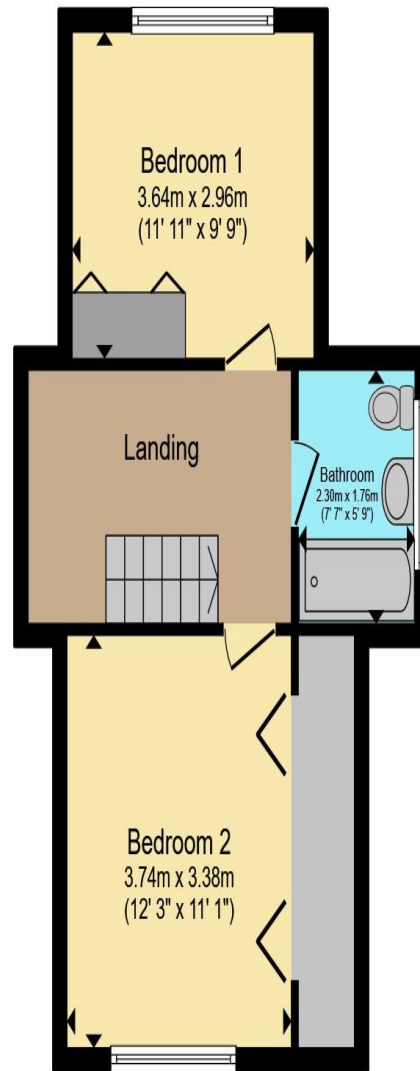
**GARAGE:** Up and over door. Personal door and window to side.

**REAR GARDEN:** Wrap around generous size garden enclosed by fencing. Patio area. Laid to lawn area with shrubs. Summer house.





**Ground Floor**



**First Floor**

Total floor area 101.0 m<sup>2</sup> (1,087 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**

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

# Selling your property?

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

 01733 575757

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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: WER205802 - 0003

