



Croyland Road, Peterborough
£330,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Sun Room
- Off Road Parking
- Sauna Room
- Enclosed Rear Garden

GROUND FLOOR

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

LOUNGE/DINER: Double glazed window to front. Radiator. Wall mounted electric fire. Double glazed French doors to;

CONSERVATORY/SUN ROOM: UPVC Double glazed door and windows to rear.

KITCHEN: Double glazed window to front. 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.



REAR LOBBY: Door to rear garden.

CLOAKROOM: UPVC Double glazed window to side. Low level WC. Wash hand basin with mixer tap.

FIRST FLOOR

LANDING: Double glazed window to side. Loft access.

BEDROOM: Double glazed window to front. Radiator.

BEDROOM: Double glazed window to rear. Radiator. Built in wardrobe.

BEDROOM: Double glazed window to front. Radiator.

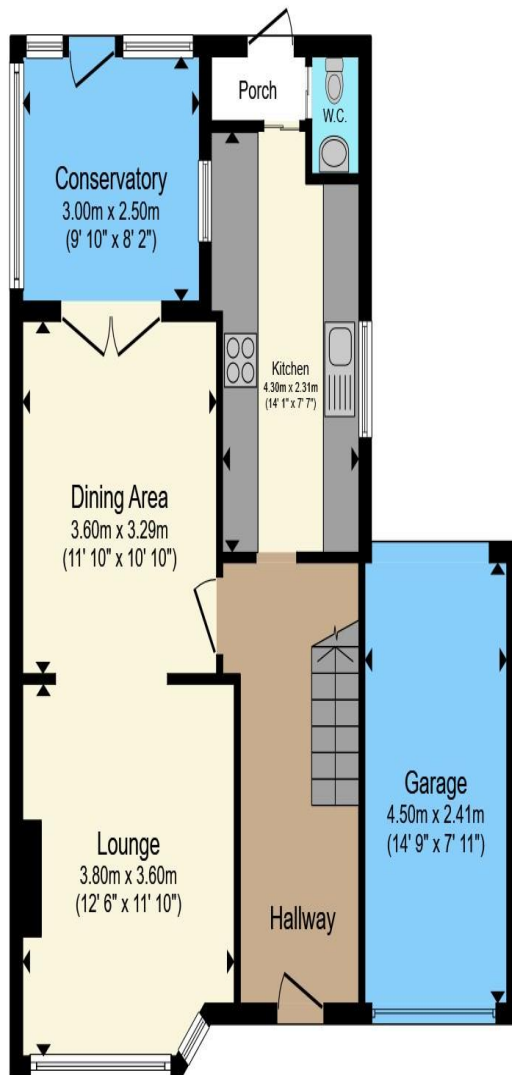
SHOWER ROOM: Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Shower cubicle with wall mounted electric shower. Radiator. Built in airing cupboard housing hot water cylinder.

OUTSIDE

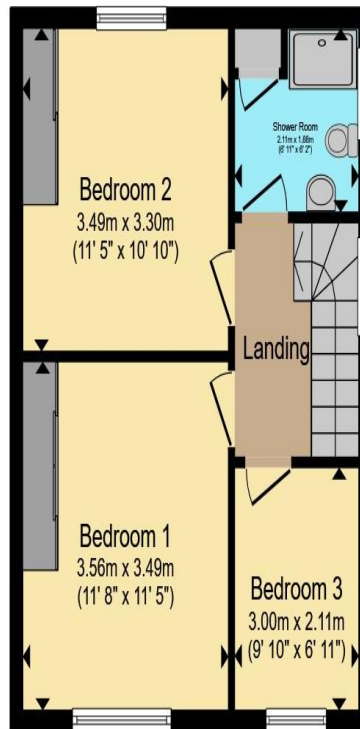
FRONT: Driveway providing off road parking.

GARAGE/CAR PORT: Up and over door to front. (There is no door or wall to the rear)





Ground Floor



First Floor

Total floor area 106.1 m² (1,142 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

**Sharman
Quinney**

REAR GARDEN: Enclosed by fencing. Decking area. Tiled patio area. Laid to lawn area with tree and shrub borders. Gazebo.

SUMMER HOUSE: Power and lighting.

SAUNA ROOM: Relaxing enclosed sauna. Shower cubicle with wall mounted electric shower. Power and lighting.

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

 werrington@sharmanquinney.co.uk

 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: WER205925 - 0003

