



Station Road, Thorney Peterborough
£290,000 Freehold

**Sharman
Quinney**

Key Features



- 16' Living room and separate dining room
- Impressive 18' conservatory
- Downstairs shower room and upstairs bathroom
- Three double bedrooms
- Double aspect driveway and single garage

Entrance Hall

Living room 4.99m x 2.93m (16'4" x 9'7")

Dining room 3.44m x 2.34m (11'3" x 7'8")
currently used as a bedroom

Kitchen 2.95m x 2.33m (9'8" x 7'8")

Conservatory 5.55m x 2.58m (18'3" x 8'6")

Downstairs shower room

First floor landing

Bedroom one 3.85m x 3.33m (12'8" x 10'11")
maximum into recess

Bedroom two 3.24m x 3m (10'8" x 9'10")
minimum excluding recess

Bedroom three 2.56m x 2.45m (8'5" x 8')

Family bathroom

Outside: The front has a gravelled driveway
providing off road parking leading to the single

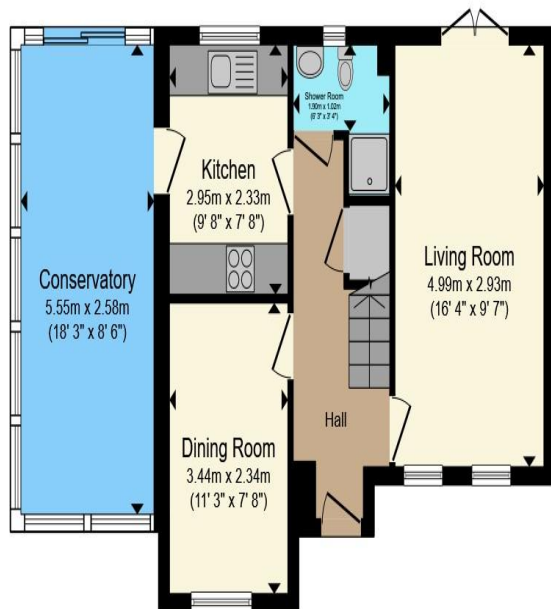


garage, hedging to the front and paved pathway leading to the entrance door. Gated access to the rear garden. Rear garden is mainly laid to lawn with paved patio and pathways with a variety of ornamental shrubs and trees.
Garage 5.58m x 2.85m (18'4" x 9'4") Up and over door to the front, window and courtesy door to the side, leading into the rear garden.

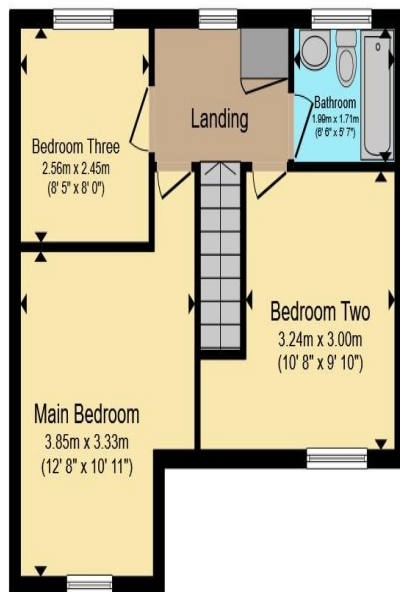
Agents Note:

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.

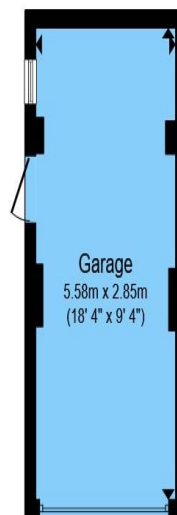




Ground Floor



First Floor



Garage

Total floor area 113.3 m² (1,220 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**

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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.

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