



Riverside, Deeping Gate, Peterborough
£240,000 **Freehold**

**Sharman
Quinney**

Key Features



- Cottage
- Two Bedrooms
- River Views
- Lounge/Diner
- Enclosed Rear South Facing Rear Garden

This well-appointed cottage located in a sought after area of the Deepings benefits from a lounge dining room, kitchen, shower room and two bedrooms to the first floor. An enclosed landscaped rear garden offers privacy and tranquillity.

Accommodation Includes
Door to:

Lounge Dining Room
3.79m max x 6.51m max (12'5" x 21'4"). Wood flooring, feature stone fire place with inset solid fuel fire, feature beams, radiator, two understairs storage cupboards, window to front aspect offering river views, stairs to first floor and landing.

Kitchen
2.90m x 2.23m (9'6" x 7'3"). Comprising a range of base and eye level units with worktops over, sink with mixer tap, plumbing for washing machine, electric oven and hob, space for fridge, skylight, French doors opening to enclosed rear garden.





Total floor area 62.4 m² (672 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

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Shower Room
Comprising shower cubicle, wash hand basin, wc, radiator, skylight.

Stairs to first floor and landing

Bedroom One
3.18m x 3.66m (10'5" x 12'). Wood flooring, window to front aspect, fitted wall to wall wardrobes.

Bedroom Two
2.60m x 2.93m (8'6" x 9'7"), Window to rear aspect, electric panel, radiator.

Outside
To the front, the cottage overlooks the river Welland and to the rear the private enclosed and landscaped garden offers privacy with paved patio area with steps leading to a lawned area with a combination of shrubs plants and trees. An outhouse with power supply provides storage and the garden is enclosed with a timber fence and stonewall surround with side gate access.

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.

To view this property call Sharman Quinney on:
01778 343322

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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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