



Werrington Grove, Peterborough
£62,000 Freehold

**Sharman
Quinney**

Key Features



- Over 50's
- Open Plan living
- Bedroom
- Parking
- Enclosed Garden

GROUND FLOOR

LOUNGE/KITCHEN: 5.05m x 2.99m (16'07" max x 9'10" max) Three UPVC Double glazed doors. Four UPVC Double glazed windows. Radiator. Kitchen area with fitted base unit and drawers. Stainless steel sink and drainer. Built in cupboard housing wall mounted boiler.

BEDROOM: 2.99m x 2.18m (9'10" x 7'02") UPVC Double glazed window. Radiator.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Bath with wall mounted electric shower over. Radiator.

OUTSIDE



FRONT: Parking space.

REAR GARDEN: Enclosed by fencing. Personal access gate. Laid to low maintenance gravel and paved areas. Shrubs. Garden shed. Greenhouse.

NB: The vendor informs us a ground rent charge of £135.54pcm applies to this property.

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:
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: WER205862 - 0013

