



Canterbury Road, Peterborough  
**£260,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Lounge/Diner
- Conservatory
- Off Road Parking
- Enclosed Rear Garden

ENTRANCE PORCH: UPVC Double glazed entrance door and windows.

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

KITCHEN: UPVC Double glazed window to rear and door to side. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven. Fitted hob with cooker hood over. Integrated fridge. Pantry.

LOUNGE AREA: UPVC Double glazed window to front. Radiator. Opening to;

DINING AREA: Radiator. UPVC Double glazed patio doors to;



CONSERVATORY: UPVC Double glazed French doors and windows. Radiator.

## FIRST FLOOR

LANDING: UPVC Double glazed window to side. Loft access with ladder.

BEDROOM: UPVC Double glazed window to front. Radiator. Fitted wardrobes.

BEDROOM: UPVC Double glazed window to rear. Radiator. Fitted cupboard. Further cupboard housing wall mounted boiler.

BEDROOM: UPVC Double glazed window to front. Radiator.

SHOWER ROOM: Two UPVC Frosted double glazed windows to rear. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Tower radiator. Built in cupboard.

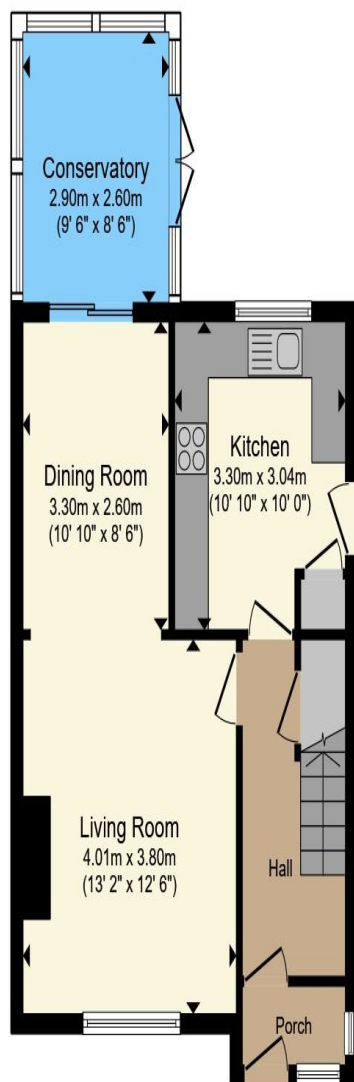
## OUTSIDE

FRONT: Driveway providing off road parking. Laid to lawn area.

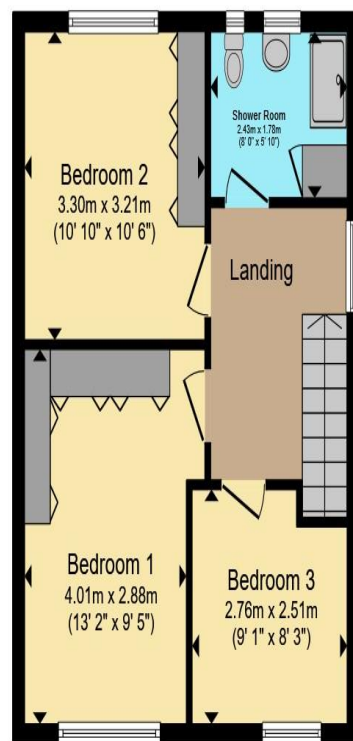
REAR GARDEN: Enclosed by fencing. Side gate. Laid to paving with decorative borders,

NB: The property benefits from solar panels that





**Ground Floor**



**First Floor**

Total floor area 86.6 m<sup>2</sup> (932 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)

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are owned outright.

#### 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

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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: WER205794 - 0001

