



Brooker Avenue, Peterborough  
**£260,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- En-Suite To Master
- Kitchen/Diner
- Downstairs Cloakroom
- Enclosed Garden

## GROUND FLOOR

**ENTRANCE HALL:** UPVC Double glazed entrance door. Radiator. Stairs to first floor.

**CLOAKROOM:** Low level WC. Wash hand basin with mixer tap.

**LOUNGE:** UPVC Double glazed window to front and French doors to side. Two radiators.

**KITCHEN/DINER:** UPVC Double glazed window to front and side. 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. Radiator.

**LOBBY:** Wood and glazed door to garden. Wall



mounted boiler. Built in under stairs cupboard with hot water cylinder.

## FIRST FLOOR

LANDING: UPVC Double glazed window to rear. Radiator. Loft access.

BEDROOM: UPVC Double glazed window to side. Radiator.

EN-SUITE: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Radiator.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: UPVC Double glazed window to side. Radiator.

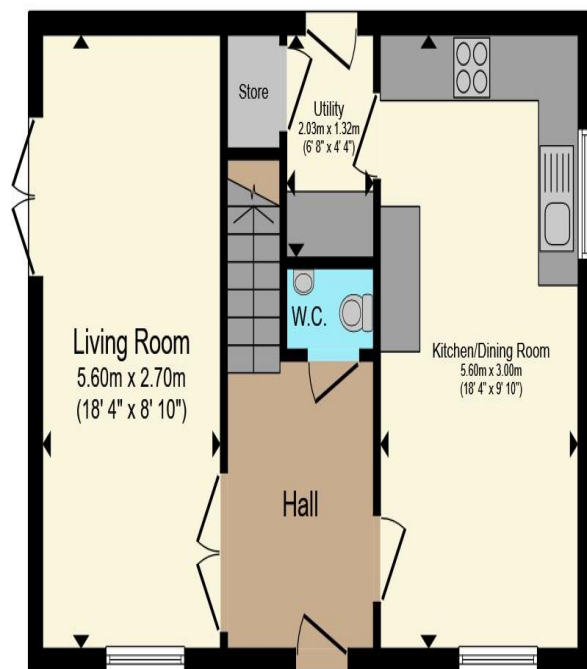
BATHROOM: UPVC frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and mains shower. Radiator.

## OUTSIDE

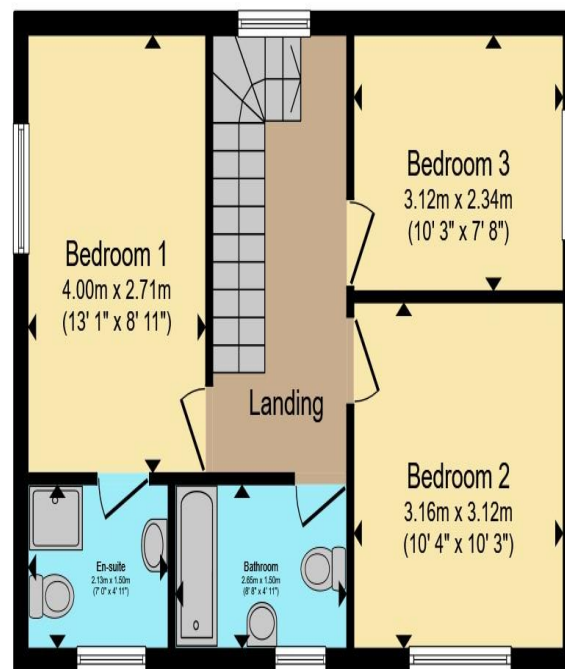
FRONT: Laid to lawn area.

REAR GARDEN: Enclosed by brick wall and fencing. Laid to lawn.





**Ground Floor**



**First Floor**

Total floor area 90.9 m<sup>2</sup> (979 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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**GARAGE:** Located in a block. Parking space in front of the garage.

**NB:** A management charge will apply 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](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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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: WER206024 - 0001

