Churchfield Road, Peterborough

Offers in Excess of £150,000 **Freehold**

Sharman Quinney

Key Features

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- Two Double Bedrooms
- Two Reception Rooms
- Rear Garden
- Close To Amenities
- Ideal First Time Buy

GROUND FLOOR

LOUNGE: UPVC Double glazed entrance door. UPVC Double glazed window to front. Radiator.

INNER HALL: Stairs to first floor.

DINING ROOM: UPVC Double glazed window to rear. Radiator. Built in under stairs cupboard.

KITCHEN: UPVC Double glazed window to side and rear. UPVC Double glazed door to side. Fitted with a range of base and wall units. Cooker. Stainless steel sink and drainer with mixer tap. Radiator. Wall mounted boiler.

FIRST FLOOR

LANDING

BEDROOM: UPVC Double glazed window to front. Radiator. Store area with loft access.

BEDROOM: UPVC Double glazed window to rear. Radiator. Door to;

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

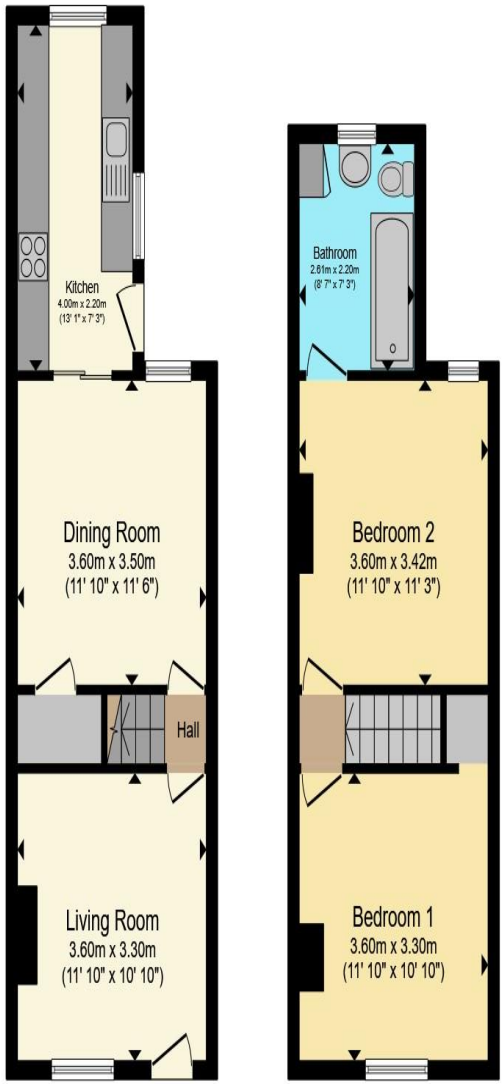
OUTSIDE

FRONT: Enclosed by low level brick wall and gate.

REAR GARDEN: Enclosed paved area. Neighbour access to alley way. Main garden area with hedging. Laid to lawn area. Paved and decorative areas. Two garden sheds.

All measurements are listed on the floor plan.

Agents Notes: 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**

Total floor area 71.1 m² (765 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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SCAN ME

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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. 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: WER205750 - 0003

The Property Ombudsman