



Sharman  
Quinney  
www.sharmanquinney.co.uk  
01235 531111  
for sale

Home Pasture, Peterborough  
Offers in Excess of £240,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Conservatory
- Garage
- Off Road Parking
- No Upward Chain

**ENTRANCE PORCH:** UPVC Double glazed entrance door. Wood door to;

**LOUNGE:** UPVC Double glazed French doors to rear. Radiator. Stairs to first floor.

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

**KITCHEN/DINER:** UPVC Double glazed window to front and door to rear. Fitted with a range of base units. Stainless steel sink and drainer with mixer tap. Wall mounted boiler. Space for appliances. Radiator.

**FIRST FLOOR**

**LANDING:** UPVC Double glazed window to front.



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

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Radiator. Built in cupboard.

BEDROOM: UPVC Double glazed window to front.  
Radiator.

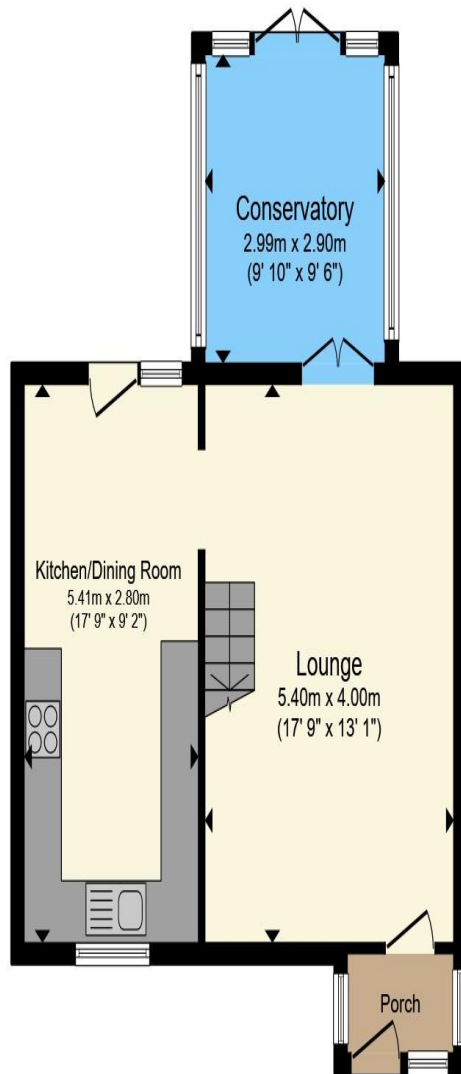
BATHROOM: UPVC Frosted double glazed  
window to front. Low level WC. Wash hand  
basin. Bath with mixer tap and shower  
attachment. Built in airing cupboard housing hot  
water cylinder.

## OUTSIDE

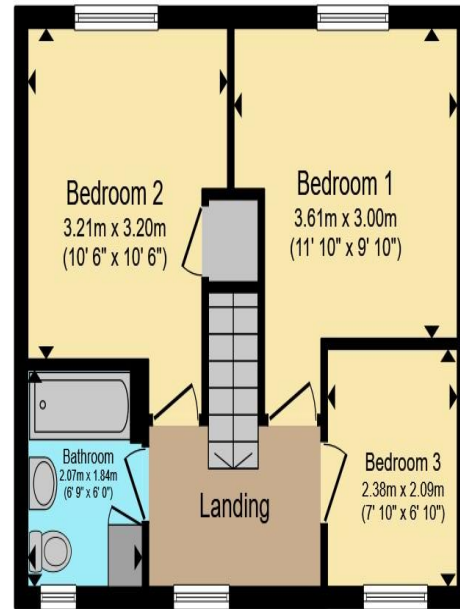
FRONT: Driveway providing off road parking.  
Laid to lawn area. Gate to rear.

REAR GARDEN: Enclosed by fencing. Side access  
gate. Laid to lawn area with shrub borders. Sand  
area. Patio. OVERSIZED GARAGE.





**Ground Floor**



**First Floor**

Total floor area 85.6 m<sup>2</sup> (922 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)

**Sharman  
Quinney**

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: WER203367 - 0004

