



Paston Ridings, PETERBOROUGH  
Offers in Excess of £210,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Kitchen/Diner
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden

## GROUND FLOOR

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

**LOUNGE:** UPVC Double glazed window to front. Radiator.

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

**REAR LOBBY:** UPVC Double glazed door to rear garden.

**CLOAKROOM:** UPVC Double glazed window. Low level WC.



## FIRST FLOOR

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

BEDROOM: UPVC Double glazed window to rear. Radiator. Built in cupboard.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: UPVC Double glazed window to front. Radiator. Built in cupboard.

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

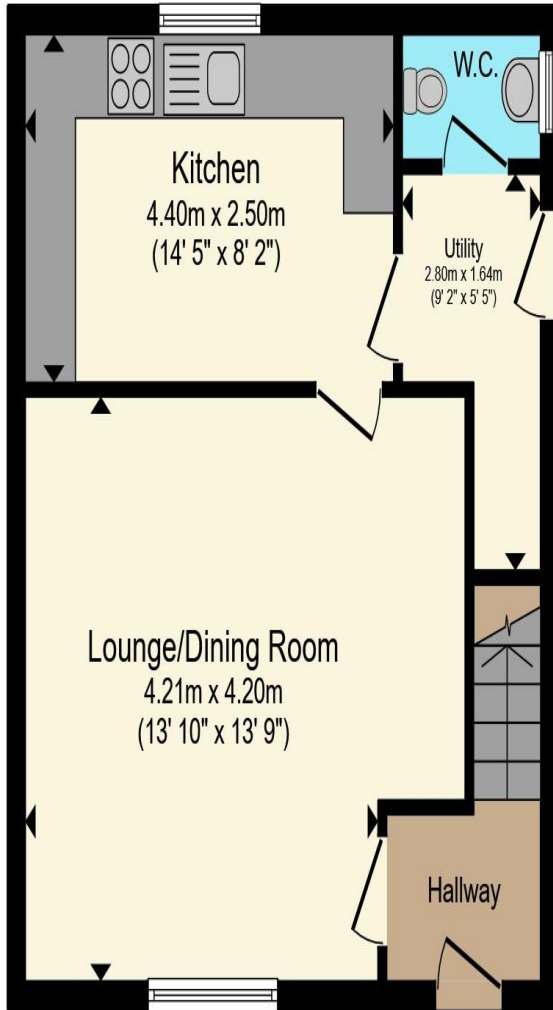
## OUTSIDE

FRONT: Driveway providing off road parking.

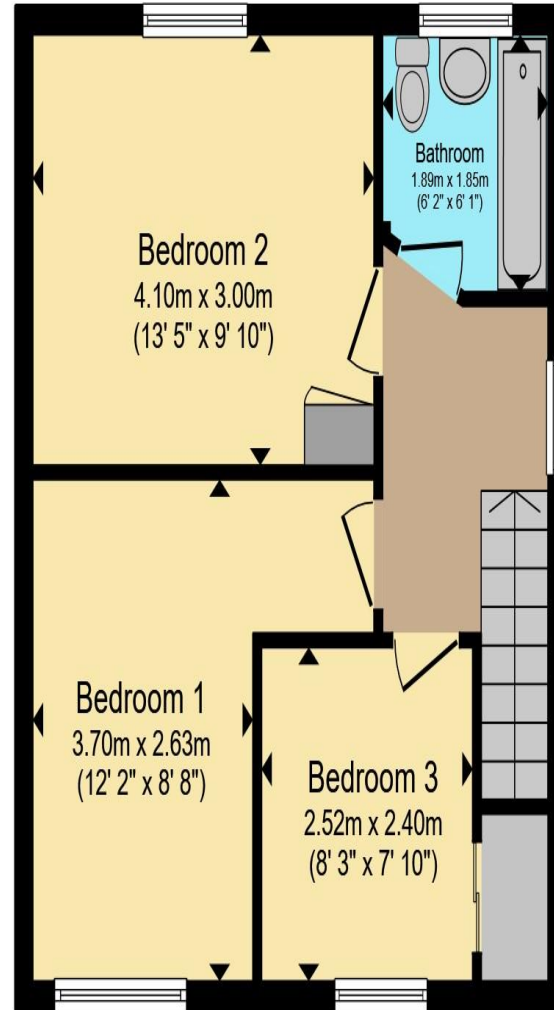
REAR GARDEN: Enclosed by fencing. Side gate. Patio area. Laid to lawn.

NB: Vendors comments; BTL/investor appeal: Fire doors fitted to the kitchen and hallway, new fuse board installed, valid 5-year EICR certificate available, and gas safety certificate available.





**Ground Floor**



**First Floor**

Total floor area 83.7 m<sup>2</sup> (901 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.

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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.

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