



Bramall Court, Peterborough
Offers in Excess of £280,000 Freehold

**Sharman
Quinney**

Key Features



- Three Storey Town House.
- Quality Large Refitted Kitchen Diner
- Walking Distance To Schools and Hospital.
- Perfect For Large Families
- Four Bedrooms

Entrance Lobby

Front door to lobby with UPVC double glazed window to front, glazed door to:

Entrance Hall

Stairs to the first floor and lounge, two separate built in storage cupboards, cupboard housing recently fitted warm air boiler, door to rear lobby, and doors to:

Kitchen Diner. 21'8" X 9'6"

Refitted to offer a contemporary look with a single drainer sink, UPVC double glazed picture window to the garden, extensive range of quality fitted drawer and base units with integrated dish washer and Induction electric hood. Separate oven and grill with cupboards above and below. Fitted extensive work top. Housing for a large free standing fridge freezer, with cupboards above and



to the side, recess for a washing machine, warm air vent, and door to the rear lobby.

Rear Lobby

UPVC double part glazed door to the garden, and door to:

Cloakroom

Two piece suite with vanity wash hand basin, and low level WC, with UPVC double glazed window.

First Floor.

Lounge 15'4" X 16'6" max

Stairs from the ground floor lead directly in the large family lounge, full height UPVC double glazed windows to the front, further UPVC double glazed window to the front, open plan staircase leads to the bedrooms on the second floor. Warm air vent.

Doors from the lounge to:

Bedroom 4. 9'9" X 9' 7"

UPVC double glazed window to the rear, and warm air vent.

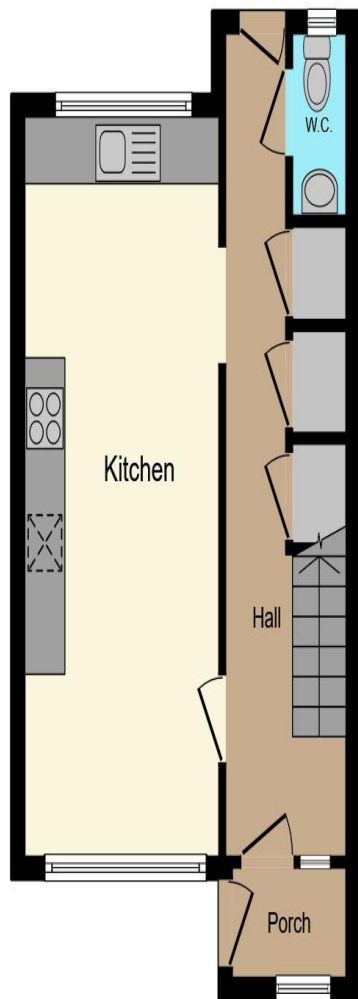
Study. 6'10" X 6'6". UPVC double glazed window to rear.

Second Floor

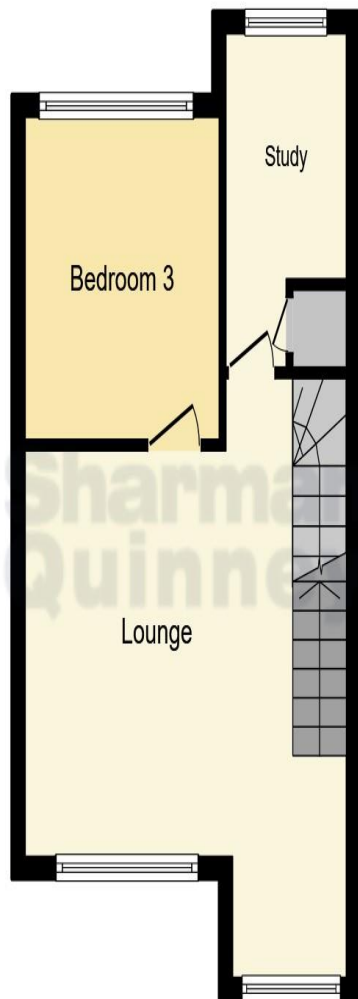
Lodi access, linen cupboard, and doors to:

Bedroom 1. 13'5" X 10'2"

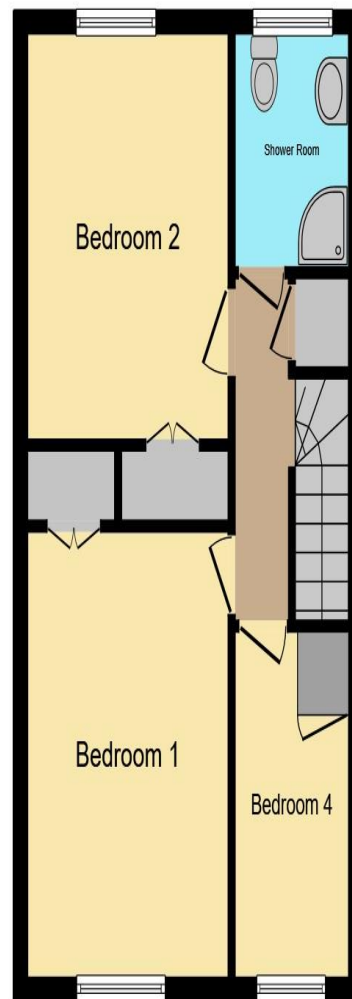




Ground Floor



First Floor



Second Floor

UPVC double glazed window to front, double doors to built in wardrobe, warm air vent.

Bedroom 2. 10'0" x 8'0"
UPVC double glazed window to the rear, built in storage cupboard, and warm air vent.

Bedroom 3. L-shaped. 7'8" X 5'11"
UPVC double glazed window to the front, and warm air vent.

Shower Room
Double sized quadrant shower cubicle with mains shower, vanity wash hand basin with cupboard under, low level WC, fully tiles walls, extractor fan, and UPVC double glazed window to rear, and warm air vent.

Outside

Front

The front is open plan and laid to lawn.

Rear

Hard-landscaped for low maintenance, the courtyard style garden offers easy to manage borders, inset mature trees and pergola. There is a double fronted Summer House, and gated rear secure access to the drive way and generous

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.focalagent.com

To view this property call Sharman Quinney on:
01733 897896

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 897896

 70 Albert Place, PETERBOROUGH,
Cambridgeshire, PE1 1DD

 peterborough@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: PTB206874 - 0003

