



Rycroft Avenue, Deeping St. James, Peterborough
£240,000 Freehold

**Sharman
Quinney**

Key Features



- Semi Detached
- No Chain
- Three Bedrooms
- Conservatory
- Extended

Accommodation Includes

Front door to:

Entrance Hall

Stairs to first floor and landing, radiator, storage cupboard.

Lounge Dining Room

3.75m x 7.00m (12'4" x 23'). Window to front aspect, radiator x two, patio doors opening to;

Conservatory

2.55m x 2.70m (8'4" x 8'10"). Radiator, French doors opening to rear garden.



Kitchen Breakfast Room

5.90m x 2.80m (19'4" x 9'2"), Comprising a range of base and eye level units with worktops over, sink, built in appliances, space for fridge freezer, radiator, breakfast area, window and door to rear aspect, door opening to conservatory.

Stairs to first floor and landing
Loft access.

Bedroom One

3.62m x 3.40m (11'11" x 11'2"). Window to front aspect, radiator.

Bedroom Two

3.40m x 3.60m (11'2" x 11'10"). Window to rear aspect, radiator.

Bedroom Three

2.55m x 2.50m (8'4" x 8'2"). Window to front, radiator.

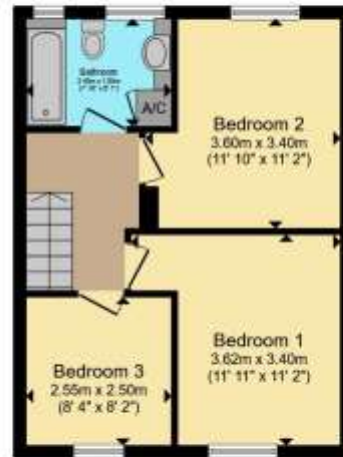
Bathroom

Comprising panel bath with electric shower, wash hand basin with cupboard below, wc, airing cupboard, radiator, two windows to rear aspect.





Ground Floor



First Floor

Total floor area 115.8 m² (1,246 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

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Outside

The spacious sized rear garden is enclosed by timber fencing and laid to lawn with patio area. To the front a paved driveway provides double width parking with electric vehicle charging point, and leading to a long garage with double opening wooden doors, power and light connected, workshop area and courtesy door opening to the rear garden.

Agents Note

The vendor informs us that a new central heating boiler, cylinder and tank have been installed in July 2026 with a five year warranty.

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:
01778 343322

Selling your property?

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

 01778 343322

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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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