



Howland, Orton Goldhay PETERBOROUGH
Offers in Excess of £190,000 Freehold

**Sharman
Quinney**

Key Features



- End Terraced House
- 3 Bedrooms
- Off Road Parking
- Close to Local Amenities & Schools
- NO CHAIN!

As you enter the property the entrance hall guides you through to the welcoming lounge, an ideal place to relax after a long days work allowing you to enjoy the views of the low maintenance rear garden, also off the hallway is the downstairs cloakroom. With new windows and doors on the ground floor, this home has been improved to suit the modern buyer. The ground floor consists of porcelain tiled flooring throughout the hallway, downstairs cloakroom and the kitchen. The kitchen has ample storage space, and downstairs cloakroom conveniently places off the main entrance hall.



As you go upstairs you will find bedroom 1 with plenty of space for a double bed and ample fixtures and storage, bedroom 2 and 3 and main family bathroom. The upstairs hallway is also fitted with two separate storage cupboards.

Outside, the front has a shared parking area providing access to the main drive which provides ample parking for two cars, the rear garden is a lovely quiet place to spend together with the family.

Entrance Hall

Lounge
4.59m x 3.07m (15'09" x 10'09")

Kitchen
5.49m x 2.76m (18'04" x 9'06")

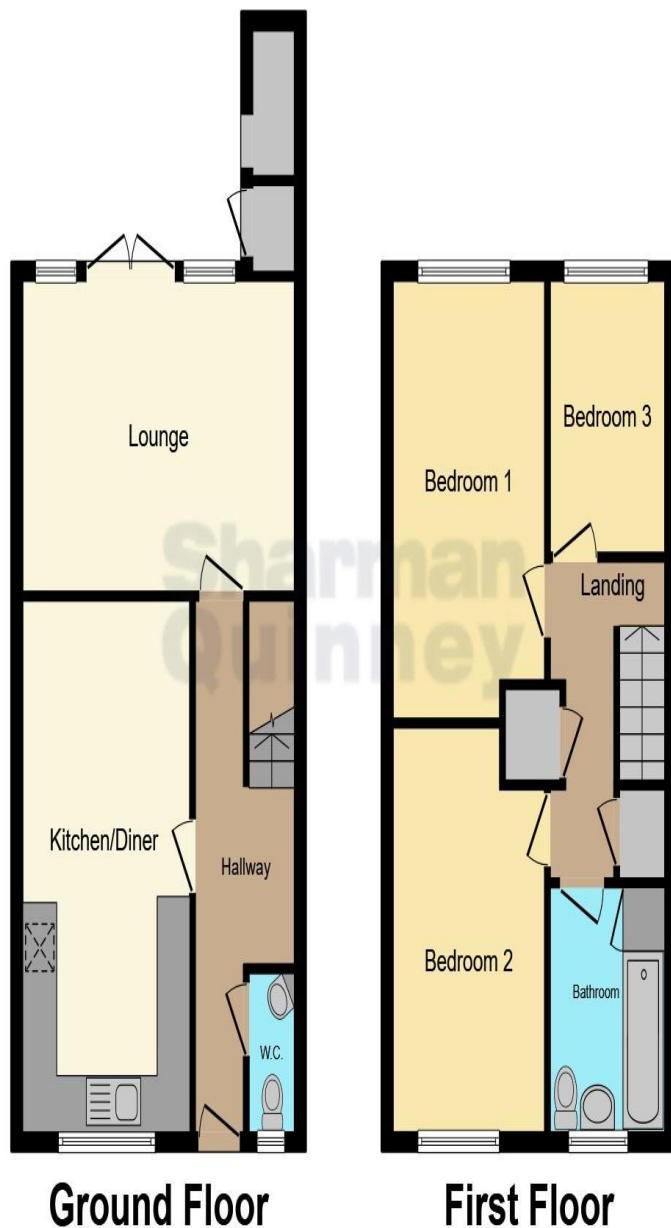
Downstairs cloakroom

First Floor

Bedroom 1
4.27m into recess x 2.47m (14'01" into recess x 8'11")

Bedroom 2
4.57m into recess x 2.46m (15'02" into recess x 8'09")





Bedroom 3
2.77m x 1.85m (9'09" x 6'08")

Shower room
2.45m into recess x 1.84m (8'04" into recess x 6'06")

Outside
The rear garden is low maintenance with a recently replaced rain cover and ample locked storage as well as gated access to the side of the home.

Agents Note: Please note that the buyers 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:
01733 346111

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

Selling your property?

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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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