



Charnwood Close, Peterborough
Guide Price £300,000 - £325,000 Freehold

**Sharman
Quinney**

Key Features



- Fully renovated throughout
- Two reception rooms
- New kitchen and four-piece bathroom suite
- Rewired to comply to National standards and certified
- New windows and doors

Having undergone extensive improvements, the property benefits from a complete rewire, new boiler, replacement windows and doors, as well as a stylish refitted kitchen and a luxurious four-piece bathroom suite.

The accommodation is both spacious and versatile, comprising a welcoming entrance hall, two well-proportioned reception rooms ideal for both relaxing and entertaining, and a contemporary kitchen finished to a high standard. A convenient downstairs WC completes the ground floor.

Upstairs, the property boasts three generous bedrooms, with the principal bedroom further benefiting from a walk-in wardrobe, providing excellent storage. The family bathroom has been upgraded to include a modern four-piece suite,

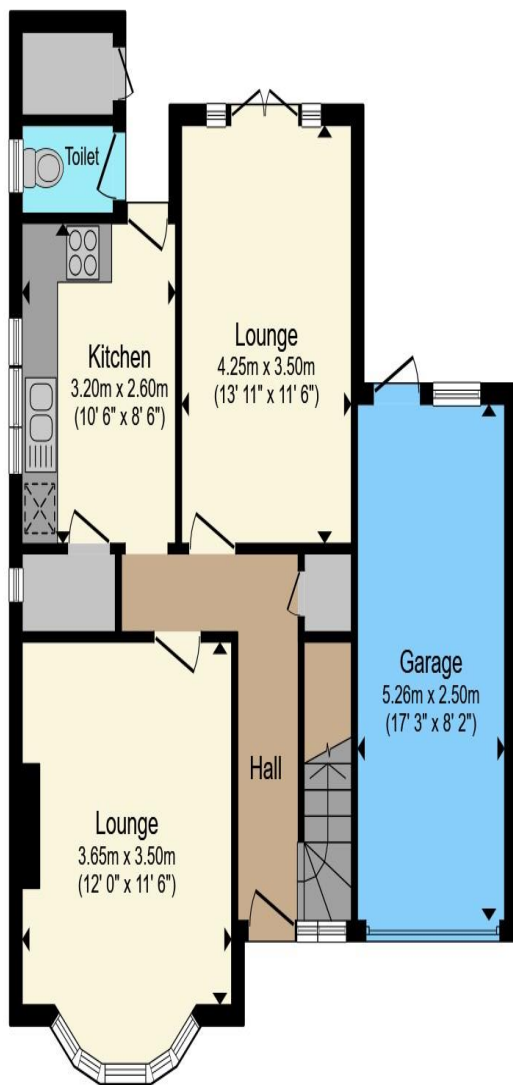


offering both a bath and separate shower.

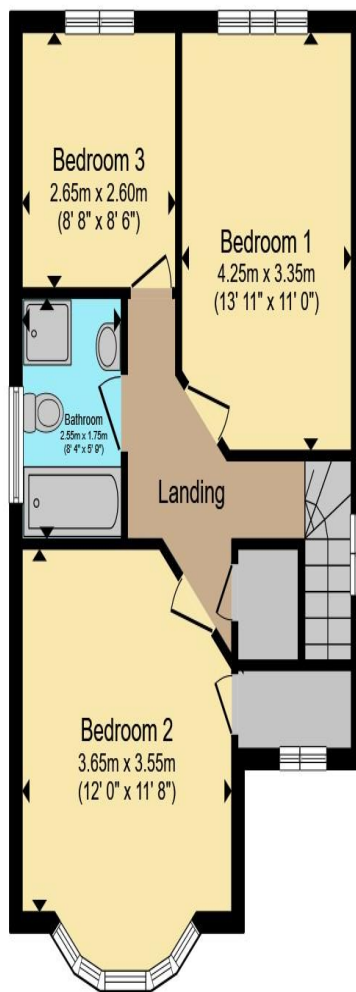
Externally, the home continues to impress. To the rear is a large enclosed garden, featuring a newly laid patio area – perfect for outdoor dining and entertaining. To the front, there is off-road parking and access to a garage, providing additional storage or parking options.

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.





Ground Floor



First Floor

Total floor area 110.9 m² (1,194 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

**Sharman
Quinney**

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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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