



Partridge Grove, Peterborough
Offers in Excess of 245,000 Freehold

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Re-Fitted Kitchen
- New Flooring
- Off Road Parking
- Garage

GROUND FLOOR

ENTRANCE HALL: Entrance door. Radiator. Stairs to first floor.

OPEN PLAN LOUNGE/DINER/KITCHEN:

LOUNGE AREA: UPVC Double glazed window to front. Radiator. Built in under stairs cupboard.

KITCHEN/DINER AREA: Two UPVC Double glazed windows to rear. Door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over.

FIRST FLOOR



LANDING: Loft access. Built in cupboard housing wall mounted boiler.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: UPVC Double glazed window to rear. Radiator.

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

WET ROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin. Wall mounted electric shower. Radiator.

OUTSIDE

FRONT: Laid to lawn area. Driveway providing off road parking.

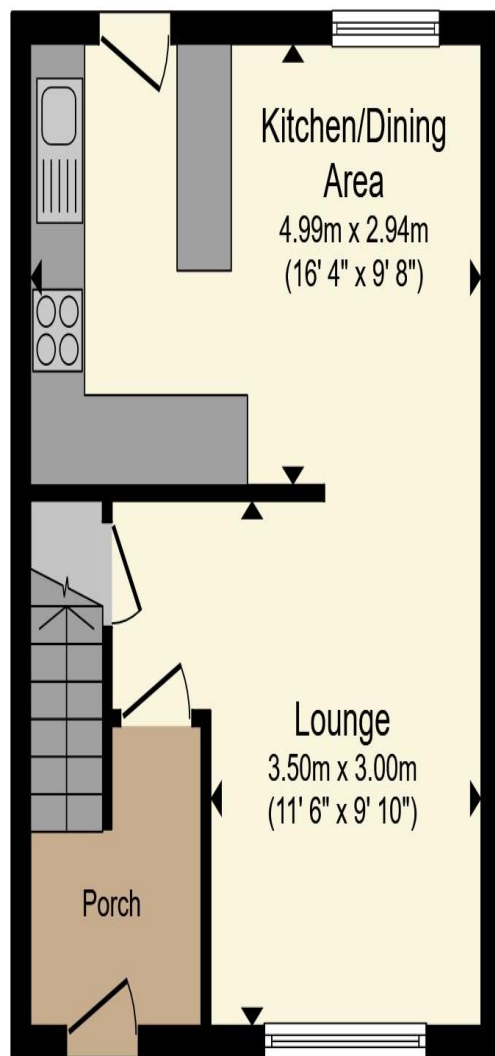
GARAGE: Up and over door.

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

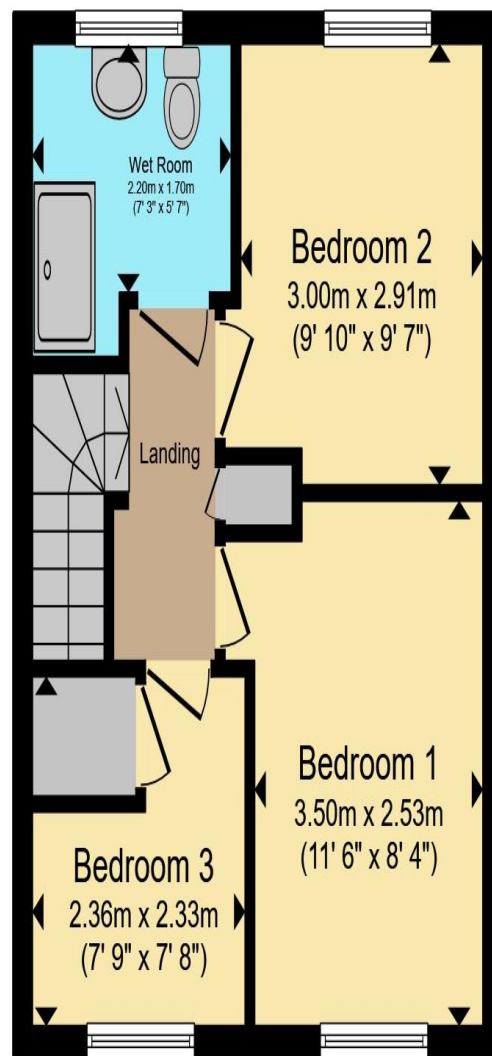
All measurements are listed on the floor plan.

Agents Notes: 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





Ground Floor



First Floor

Total floor area 65.3 m² (703 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**

does not go ahead.

To view this property call Sharman Quinney on:
01733 575757

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 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: WER205991 - 0001

