



Swale Avenue, PETERBOROUGH
Offers in Excess of £170,000 Freehold

**Sharman
Quinney**

Key Features



- Two Bedrooms
- No Chain
- Kitchen/Diner
- Enclosed Rear Garden
- Garage

Situated in the popular residential area of Gunthorpe, Peterborough, this well-presented two-bedroom mid-terrace home offers an excellent opportunity for first-time buyers, investors or those looking to downsize.

The accommodation comprises an entrance leading into a bright and spacious lounge, creating the perfect space to relax. To the rear of the property has a kitchen/diner, offering ample worktop and storage space along with room for family dining and entertaining.

Upstairs, the property benefits from two bedrooms and a family bathroom fitted with a three-piece suite.

Externally, the home enjoys an enclosed rear garden, providing a private outdoor space ideal for relaxing and gardening. The property also benefits from a garage, offering additional storage or



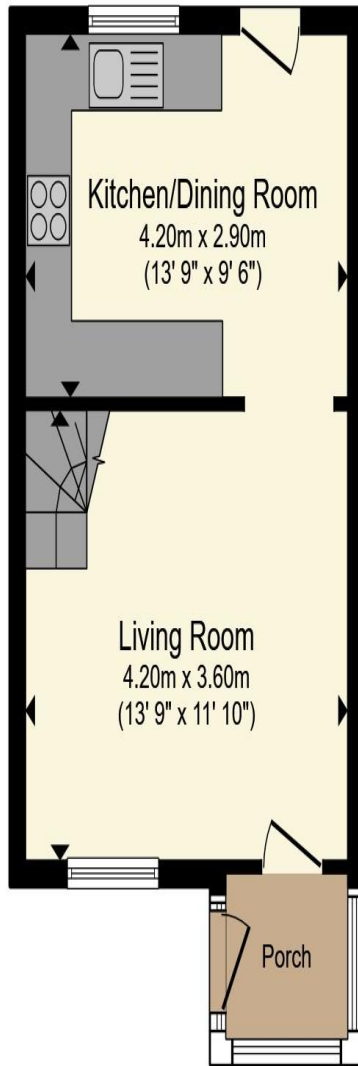
parking.

Conveniently located close to local amenities, schools, and transport links, this property combines comfortable living with everyday convenience.

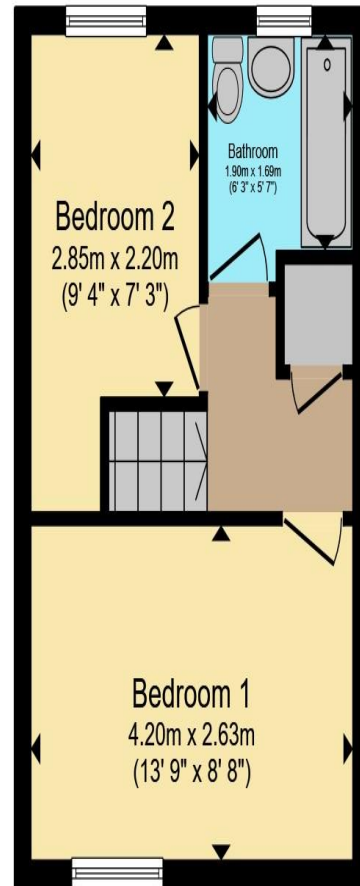
All measurements are listed on the floor plan.

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 does not go ahead.





Ground Floor



First Floor

Total floor area 56.7 m² (610 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**

To view this property call Sharman Quinney on:
01733 575757

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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.

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: WER205959 - 0003

