



**Sharman
Quinney**
www.sharmanquinney.co.uk
YAXLEY 01733 245400
for sale

Peterborough Road, Farcet Peterborough
£270,000 Freehold

**Sharman
Quinney**

Key Features



- Established Semi Detached Family Home
- Three Bedrooms & Family Bathroom
- Lounge, Dining Room & Conservatory
- Driveway & Single Garage
- Non Overlooked Rear Garden

Well Presented Established Semi-Detached Family Home in the popular Village of Farcet, benefits from being close to local amenities and schools and has good access to transport links, the accommodation comprises of, Entrance Hall with stairs to the first floor landing, built-in under stairs storage cupboard, doors giving access to, Kitchen which is fitted with a range of base and eye level units, cupboards and drawers, worktop space with a one and a quarter bowl stainless steel single drainer sink unit, space for a cooker and fridge, plumbing for a washing machine, door to the side, Lounge with a bay window to the front, feature fireplace with a tiled surround and hearth, double folding doors to the Dining Room which also has a feature fireplace with tiled surround and hearth, French doors to the Pvcu double glazed Conservatory which has light, power and heating,



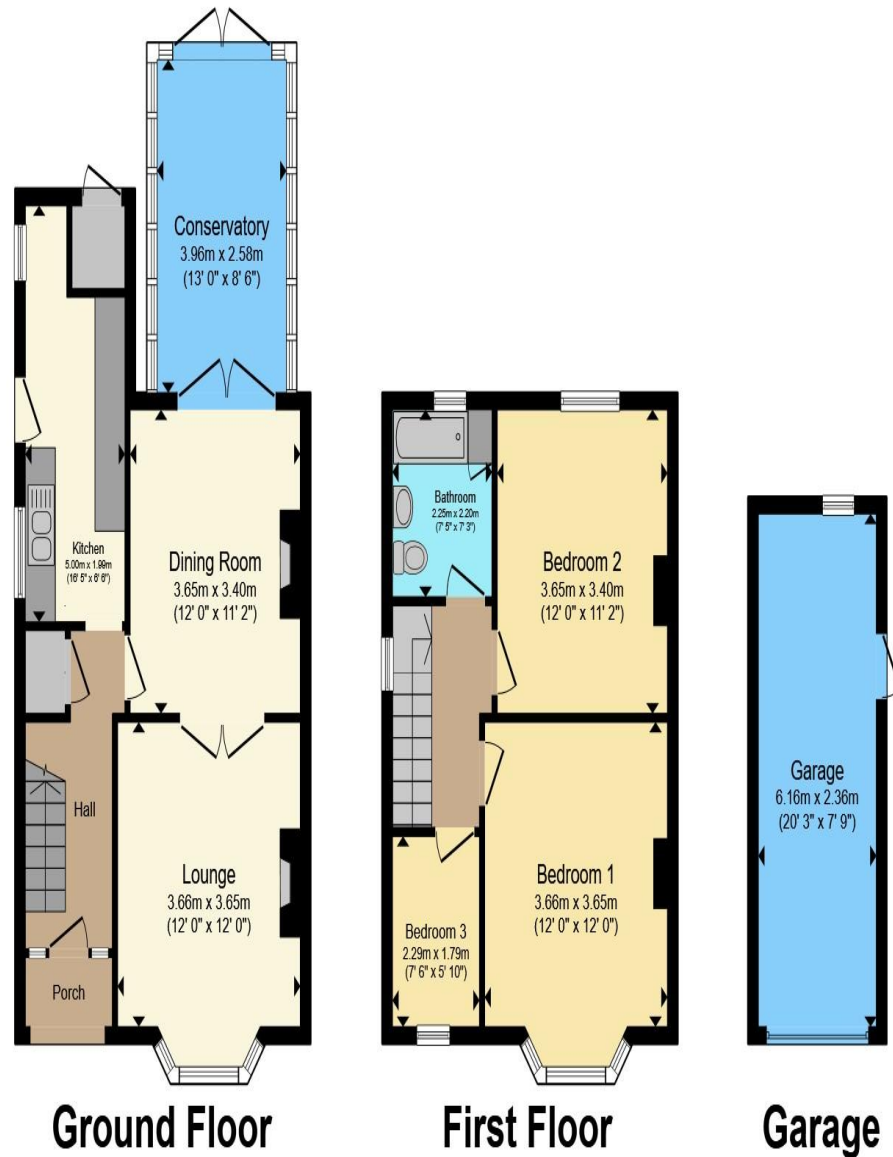
French doors to the rear garden. Upstairs Gallery First Floor Landing has doors to the Three Bedrooms, Family Bathroom which has a three piece suite comprising of a panelled bath, hand shower attachment, low level wc, wash hand basin with a storage cupboard under Outside frontage is mainly gravelled, driveway providing Off Road Parking, through wrought iron gates the extended driveway leads to the single Garage (20'2" x 8'9") which has a metal up and over door, light and power connected, courtesy door to the side, the Non-Overlooked Enclosed Rear Garden is laid mainly to lawn with various plants and shrubs and a paved patio seating area.

Storm Porch:
Entrance Hall:
Fitted Kitchen:
Lounge:
Dining Room:
Conservatory:
First Floor Landing:
Bedroom 1:
Bedroom 2:
Bedroom 3:
Family Bathroom;
Single Garage:

Agents Note

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





Total floor area 113.2 m² (1,219 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**

the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 245400

Selling your property?

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

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, Cambridgeshire, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 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: YAX204119 - 0001

