

Canterbury Road, Peterborough

£250,000 **Freehold**

Sharman Quinney

Key Features

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- Three bedrooms
- Loung/Diner
- Conservatory
- Off-road Parking
- Enclosed rear garden

ENTRANCE PORCH: UPVC Double glazed entrance door and windows.

ENTRANCE HALL: UPVC Double glazed door. Radiator. Built in under stairs storage. Stairs to first floor.

KITCHEN: UPVC Double glazed window to rear and door to side. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in oven. Fitted hob with cooker hood over. Integrated fridge. Pantry.

LOUNGE AREA: UPVC Double glazed window to front. Radiator. Opening to;

DINING AREA: Radiator. UPVC Double glazed patio doors to;







CONSERVATORY: UPVC Double glazed French doors and windows. Radiator.

FIRST FLOOR

LANDING: UPVC Double glazed window to side. Loft access with ladder.

BEDROOM: UPVC Double glazed window to front. Radiator. Fitted wardrobes.

BEDROOM: UPVC Double glazed window to rear. Radiator. Fitted cupboard. Further cupboard housing wall mounted boiler.

BEDROOM: UPVC Double glazed window to front. Radiator.

SHOWER ROOM: Two UPVC Frosted double glazed windows to rear. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Tower radiator. Built in cupboard.

OUTSIDE

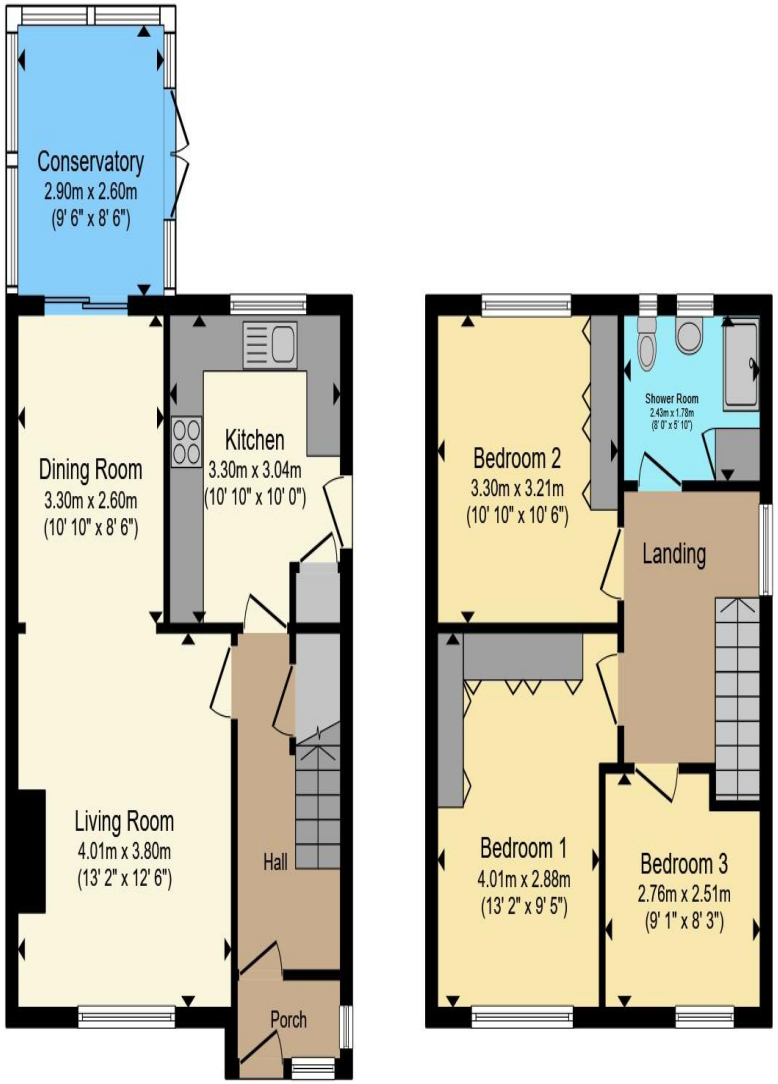
FRONT: Driveway providing off road parking. Laid to lawn area.

REAR GARDEN: Enclosed by fencing. Side gate. Laid to paving with decorative borders,

NB: The property benefits from solar panels that







Total floor area 86.6 m² (932 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

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are owned outright.

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 the property purchase does not go ahead.

To view this property call Sharman Quinney on: **01733 575757**

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01733 575757

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The Property Ombudsman