



St. Marys Close, Peterborough
Offers in Excess of £260,000 Freehold

**Sharman
Quinney**

Key Features



- No Onward Chain
- Sought Location
- Three Bedrooms
- Two Reception Rooms
- Two Bathrooms

Entrance hall

Glazed door to entrance hall, stairs to first floor and landing, and doors leading to the following rooms:

Lounge 22'1" by 15'2"

Double glazed window to front, door to understairs cupboard, double glazed patio doors to side garden, bi secting archway, and door leading through to shower room.

Dining Room. 17'8" by 7'5"

Double glazed window to side, and radiator. Doorway leading through to kitchen.

Kitchen 12'6" by 7'1"

Single drainer sink unit with mixer tap over, UPVC



double glazed window to rear, range of fitted drawer and base units with fitted worktops and matching wall cupboards, four ring stainless steel gas hob with oven under and pull out extractor hood above. Archway leading through to dining room.

Shower room

Fitted shower cubicle with tiled surround, vanity Victoriana style wash hand basin with cupboard under, low-level WC, bidet, and radiator.

Stairs to first floor and landing.

Bedroom 1. 14'10" by 8'11"

UPVC double glazed window to rear, and radiator.

Bedroom 2. 12' x 8' 11"

UPVC double glazed window to the rear, and radiator.

Bedroom 3 11'4" x 6'

UPVC double glazed window to front and radiator.

Bathroom

Three-piece suite comprising of panelled bath wash hand basin and low-level WC, fully tiled walls, radiator and UPVC double glazed window to rear.

Outside

Front



Enclosed garden with a low level retaining brick wall with double inset gates offering vehicular and pedestrian access to the property. Drive way in turn leads to ample off road parking and access to a brick built single garage.

Rear

Enclosed garden designed for low maintenance given over to extensive patio area. Green house and gated side pedestrian access.

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 897896

Selling your property?

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

 01733 897896

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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: PTB206729 - 0011

