



St. Margarets Road, PETERBOROUGH
£260,000 Freehold

**Sharman
Quinney**

Key Features



- Popular location
- Close to local amenities
- Off road parking
- Extended
- Newly decorated

Fletton, in the South of Peterborough, offers excellent local amenities including Primary and Secondary Schools, a Doctors Surgery, and a variety of local shops along with easy access into Stanground, Hampton, and Yaxley. This spacious, newly refurbished semi-detached Georgian home offers an extended kitchen/diner complete with island and Bi-Fold doors, ample off-road parking, including a separate utility room and is situated close to local amenities and the city centre. Viewing is highly recommended to appreciate the original period features.

Lounge - 4.30m x 3.15m (14'1"x10'4")

Kitchen/Diner - 6.85m x 5.00m (22'6"x16'5")

Utility Room - 2.35m x 1.50m (7'9"x4'11")



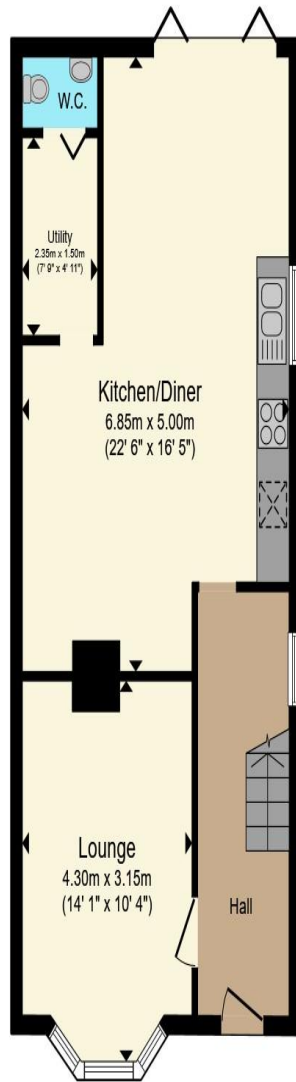
Bedroom 1 - 3.65m x 3.20m (12'0"x10'6")

Bedroom 2 - 3.65m x 3.20m (12'0"x10'6")

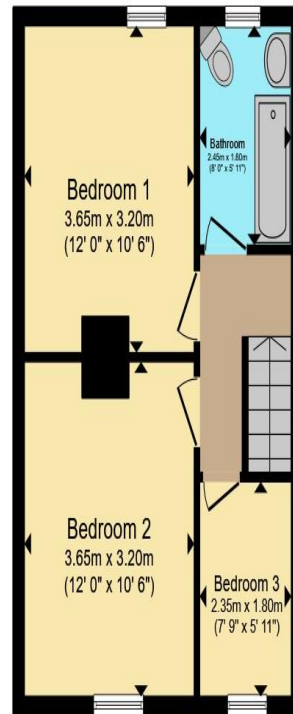
Bedroom 3 - 2.35m x 1.80m (7'9"x5'11")

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 90.8 m² (978 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 896222

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 13 Desborough Avenue, Stanground,
PETERBOROUGH, Cambridgeshire, PE2 8RG

 stanground@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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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: SSQ205095 - 0008

