



Western Avenue, Peterborough
offers in excess of £270,000 **Freehold**

**Sharman
Quinney**

Key Features



- Four Bedrooms
- Semi Detached House
- Cloakroom
- Driveway
- Private Rear Garden

Accommodation Includes

Entrance Hall

Lounge - 13'8 x 11'5

Kitchen/Diner - 20'2 x 10'11

Side Entrance - 16'2 x 3'1

Bedroom 4 / Play Room - 6'5 x 5'7

Utility & WC

Landing

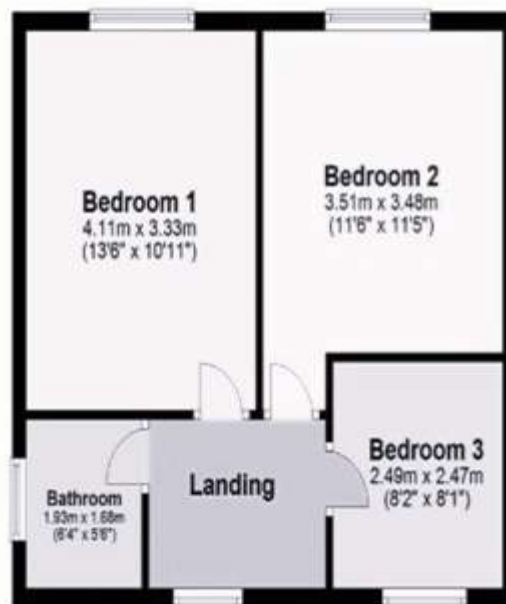
Bedroom One - 13'6 x 10'11



Ground Floor



First Floor



Bedroom Two - 13'7 x 11'3

Bedroom Three - 8'5 x 8'2

Bathroom

Garden

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:

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