



Brooker Avenue, Peterborough
£260,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- En-Suite To Master
- Kitchen/Diner
- Downstairs Cloakroom
- Enclosed Garden

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Stairs to first floor.

CLOAKROOM: Low level WC. Wash hand basin with mixer tap.

LOUNGE: UPVC Double glazed window to front and French doors to side. Two radiators.

KITCHEN/DINER: UPVC Double glazed window to front and side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted hob with cooker hood over. Radiator.

LOBBY: Wood and glazed door to garden. Wall



mounted boiler. Built in under stairs cupboard with hot water cylinder.

FIRST FLOOR

LANDING: UPVC Double glazed window to rear. Radiator. Loft access.

BEDROOM: UPVC Double glazed window to side. Radiator.

EN-SUITE: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Radiator.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: UPVC Double glazed window to side. Radiator.

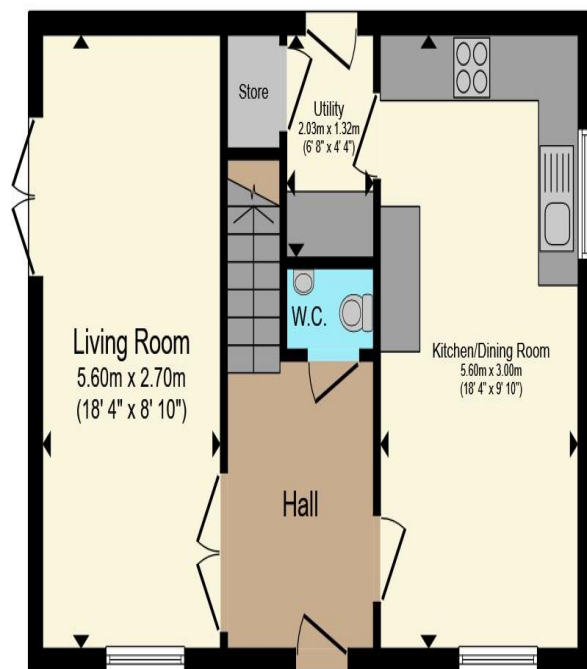
BATHROOM: UPVC frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and mains shower. Radiator.

OUTSIDE

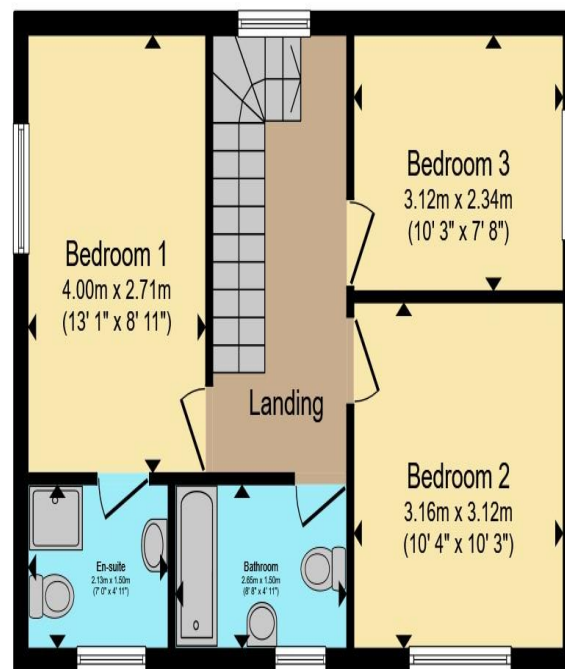
FRONT: Laid to lawn area.

REAR GARDEN: Enclosed by brick wall and fencing. Laid to lawn.





Ground Floor



First Floor

Total floor area 90.9 m² (979 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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GARAGE: Located in a block. Parking space in front of the garage.

NB: A management charge will apply to this property.

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

Selling your property?

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

 01733 575757

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 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.

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