



Manor Close, Baston, PETERBOROUGH
£235,000 **Freehold**

**Sharman
Quinney**

Key Features



- Semi Detached
- Kitchen Diner
- Village Location
- Two Bedrooms
- Spacious Garden

Accommodation Includes

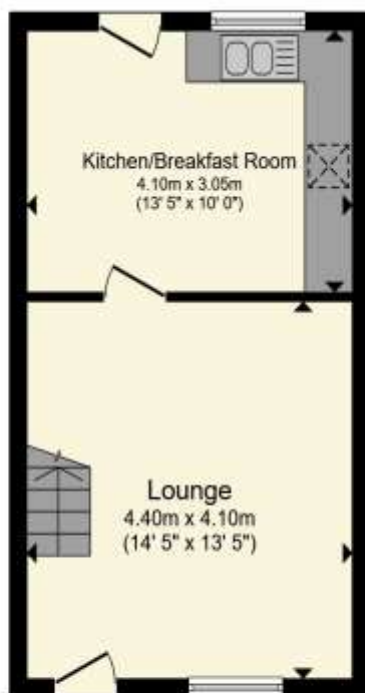
Door to:
Lounge
Stairs to first floor and landing, window to front aspect, radiator.

Kitchen Dining Room
Comprising a range of base and eye level units with worktops over, plumbing for washing machine, sink unit, electric oven, gas hob and extractor, integral fridge freezer, wall mounted boiler, window to rear aspect, door opening to rear garden.

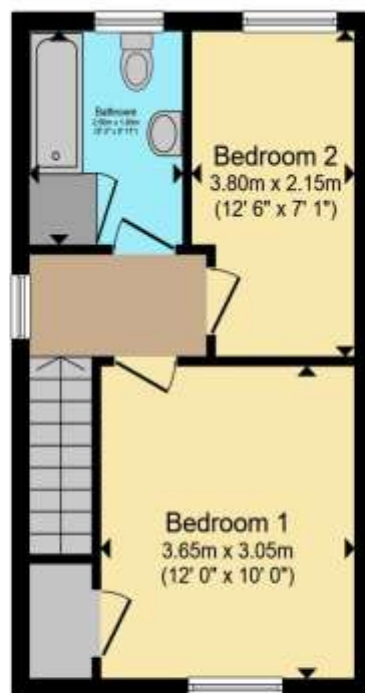
Stairs to first floor and landing
Window to side aspect, loft access.

Bedroom One
Window to front aspect, radiator, built in wardrobe.





Ground Floor



First Floor

Total floor area 61.9 m² (666 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.ie



Bedroom Two
Window to rear aspect, radiator.

Bathroom
Wash hand basin with cupboard below, wc, panel bath, electric shower, heated towel rail, airing cupboard, window to rear aspect.

Outside
The spacious and private rear garden has a paved patio seating area, further patio area with pergola, is laid to lawn with a combination of plants and shrubs, enclosed by timber fencing with side gate access. To the front the garden is laid to gravel providing parking and detached garage with metal up and over door. There is an EV charger installed down the side of the property.

All measurements are listed on the floor plan.

Agents Notes: 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:
01778 343322

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 01778 343322

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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.

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: MRD204679 - 0002