

Guthlac Avenue, Peterborough

£250,000 **Freehold**

Sharman Quinney

Key Features

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- No Upward Chain
- Two Reception Rooms
- Generous Rear Garden
- Off Road Parking
- Updating Required

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Built in under stairs cupboard. Stairs to first floor.

LOUNGE: UPVC Double glazed window to front. Radiator.

DINING ROOM: UPVC Double glazed window to rear. Radiator. Fire.

KITCHEN: UPVC Double glazed window to side. Sink. Wall mounted boiler. Walk in pantry with UPVC Double glazed window. Door to;

REAR LOBBY: UPVC Double glazed door to side.







CLOAKROOM: UPVC Frosted double glazed window. High level WC.

FIRST FLOOR

LANDING: UPVC Double glazed window to side. Loft access.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: UPVC Double glazed window to rear. Radiator. Built in cupboard.

BEDROOM: UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed window to side. High level WC. Wash hand basin. Bath with mixer tap and shower attachment. Heated towel rail.

OUTSIDE

FRONT: Driveway providing ample off road parking. Laid to lawn area.

REAR GARDEN: Enclosed by fencing. Side access gate. Patio area. Mainly laid to lawn with shrub borders.







Total floor area 89.6 m² (964 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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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.

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01733 575757

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SCAN ME



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The Property Ombudsman