



Peterborough Road, Farcet Peterborough

Price: Freehold £325,000 offers in excess of

- Extended detached bungalow
- Recently refurbished throughout
- 14' Sun lounge
- En suite shower room
- Decorated and new flooring throughout
- Off road parking to the front
- Good size rear garden
- Benefitting From No Onward Chain

EPC Rating: E



Entrance hall

Living room 6.01m x 3.33m (19'8" x 10'11") maximum.

Doors to:

Kitchen diner 3.63m x 4.53m (11'10" x 14'10") maximum.

Opening to:

Sun room 3.24m x 4.29m (10'7" x 14'). Door to:

Bedroom three 3.25m x 2.65m (10'7" x 8'8")

Bedroom one 2.77m x 3.34m (9'1" x 10'11") minimum

En suite

Bedroom two 3.81m x 3.35m (12'6" x 10'11") maximum

Bathroom

Outside. Off road parking to the front. Good size rear garden.



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: YAX202952 - 0006

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.



Ground Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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FREE MARKET APPRAISAL**

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