



Rycroft Avenue, Deeping St. James, Peterborough
offers in excess of £260,000 **Freehold**

**Sharman
Quinney**

Key Features



- Semi Detached
- No Chain
- Three Bedrooms
- Conservatory
- Extended

Accommodation Includes

Front door to:

Entrance Hall

Stairs to first floor and landing, radiator, storage cupboard.

Lounge Dining Room

3.75m x 7.00m (12'4" x 23'). Window to front aspect, radiator x two, patio doors opening to;

Conservatory

2.55m x 2.70m (8'4" x 8'10"). Radiator, French doors opening to rear garden..

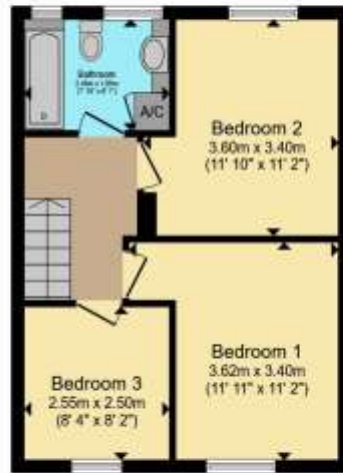
Kitchen Breakfast Room

5.90m x 2.80m (19'4" x 9'2"), Comprising a range of base and eye level units with worktops over, sink, built in appliances, space for fridge freezer, radiator, breakfast area, window and door to rear aspect, door opening to conservatory.





Ground Floor



First Floor

Total floor area 115.8 m² (1,246 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



Stairs to first floor and landing
Loft access.

Bedroom One
3.62m x 3.40m (11'11" x 11'2"). Window to front aspect, radiator.

Bedroom Two
3.40m x 3.60m (11'2" x 11'10"). Window to rear aspect, radiator.

Bedroom Three
2.55m x 2.50m (8'4" x 8'2"). Window to front, radiator.

Bathroom
Comprising panel bath with electric shower, wash hand basin with cupboard below, wc, airing cupboard, radiator, two windows to rear aspect.

Outside
The spacious sized rear garden is enclosed by timber fencing and laid to lawn with patio area. To the front a paved driveway provides double width parking with electric vehicle charging point, and leading to a long garage with double opening wooden doors, power and light connected, workshop area and courtesy door opening to the rear garden.

To view this property call Sharman Quinney on:
01778 343322

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 25 Market Place, Market Deeping,
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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