



Boleyn Avenue, PETERBOROUGH
offers in excess of £260,000 **Freehold**

**Sharman
Quinney**

Key Features

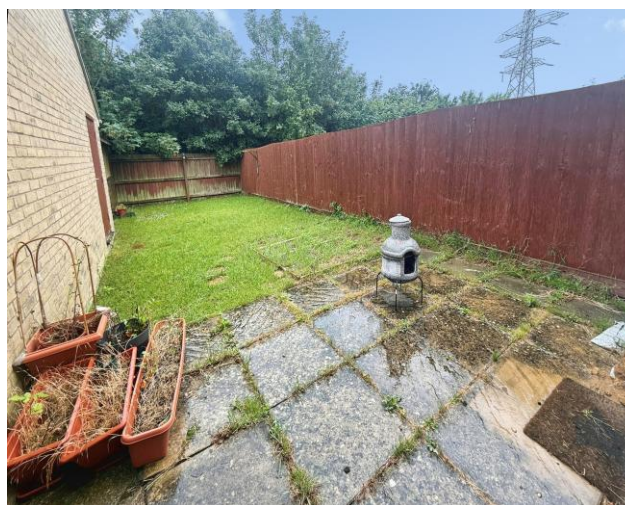


- Three-storey home
- Popular location
- Ensuite to master bedroom
- Generous living room with garden access
- Ground floor cloakroom

This attractive property benefits from a prime end-terrace position, providing additional privacy along with a well-proportioned layout arranged over three floors. Located in the popular Sugar Way area, the home is conveniently positioned for access to local amenities, schooling, Peterborough City Centre and transport links.

The ground floor comprises a welcoming entrance hall leading to a bright kitchen. To the rear, a generously sized living room provides a comfortable and inviting space with access to the garden, creating an ideal setting for both relaxing and hosting guests. A convenient cloakroom completes the ground floor.

On the first floor, you will find two well-proportioned bedrooms, both offering versatile use



as guest rooms, children's bedrooms or home office space. Alongside a family bathroom fitted with a modern suite.

Occupying the entire top floor is an impressive principal bedroom offering fitted storage and an en-suite shower room.

Externally, the property benefits from a well-maintained enclosed rear garden, ideal for outdoor dining and family enjoyment. The home also offers allocated parking and garage Sugar Way remains one of Peterborough's most desirable residential locations, offering easy access to the Ferry Meadows Country Park, local shops, schools and excellent transport links including the A1 and Peterborough train station, providing fast connections to London.

Lounge/Diner - 3.87m x 4.49m (12' 9" x 14' 9")

Kitchen - 1.83m x 2.95m (6' 0" x 9' 8")

Bedroom 1 - 3.85m x 3.58m (12' 8" x 11' 9")

Bedroom 2 - 2.11m x 2.90m (6' 11" x 9' 6")

Bedroom 3 - 2.831m x 2.494m (9' 3" x 8' 2")

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 896222

Selling your property?

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

 01733 896222

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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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