



Princes Road, Peterborough
Offers in Excess of £175,000 Freehold

**Sharman
Quinney**

Key Features



- Established Terraced Home
- Three Bedrooms
- Two Reception Rooms
- Downstairs Cloakroom
- Downstairs Bathroom

Ideal Investment as being sold with a tenant in Situ, located close local shops and in walking distance to the City Centre, in brief the accommodation comprises of, Lounge with a window to the front with doors giving access to, Inner Hallway with stairs to the first floor landing, Separate Dining Room with a built-in understairs storage cupboard, Kitchen which has a range of base and eye level units, cupboards and drawers, worktop space, single drainer sink unit, space for a cooker, plumbing for washing machine, stable door giving access to the rear garden, Two Piece Bathroom and to Separate Downstairs Cloakroom. Upstairs First Floor Landing has doors to the Three Bedrooms, Bedroom 3 is off the 2nd Bedroom, Outside small enclosed garden to the front, wooden gated access to the shared passageway then wooden gated access to the Enclosed Rear



Garden which is laid mainly to lawn with a paved patio seating area.

Lounge - 11'9"max x 11'8"max

Inner Hallway:

Dining Room - 11'9"max x 11'9"max (including chimney breast)

Kitchen - 11'4"max x 7'1"max

Rear lobby 3'9" x 2'8"

Downstairs cloakroom - 3'8" x 3'6"

Two Piece Downstairs Bathroom - 7'2"max x 5'6"max

First Floor Landing:

Bedroom 1 - 13'8"max x 11'9"max (including chimney breast)

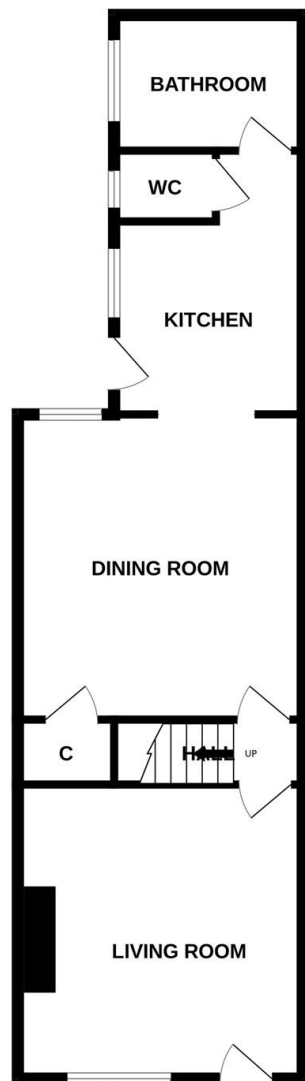
Bedroom 2 - 13'8" 11'9"max

Bedroom 2 - 11'3"max x 7'2"max (l/shaped room)

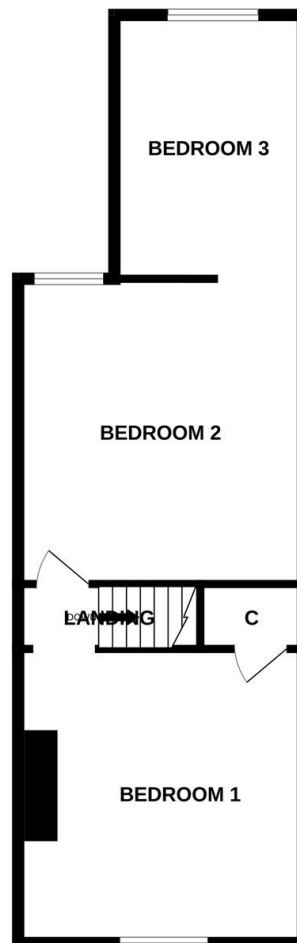
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01733 896222

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home valuation.

 01733 896222

 13 Desborough Avenue, Stanground,
PETERBOROUGH, Cambridgeshire, PE2 8RG

 stanground@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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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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