



Boleyn Avenue, Peterborough
£280,000 Freehold

**Sharman
Quinney**

Key Features



- Popular Sugar Way location
- Newly fitted modern kitchen
- Separate utility room
- Three good-sized bedrooms
- Ensuite

Situated on the highly sought-after Sugar Way development, this well-presented three-bedroom semi-detached home offers spacious and modern living accommodation, making it an ideal purchase for families, first-time buyers, and commuters alike.

The ground floor comprises an inviting entrance hall, a bright and spacious living room, and a stunning newly fitted kitchen featuring a range of contemporary units and integrated appliances. Complementing the kitchen is a practical utility room, providing additional storage and workspace, with access to the rear garden.

To the first floor are three well-proportioned bedrooms, including a generous principal bedroom with an ensuite, together with a modern family bathroom.

Externally, the property benefits from a private



and enclosed rear garden, ideal for outdoor entertaining and family enjoyment. A garage and driveway parking further enhance the property's appeal.

Conveniently located close to local amenities, schooling, transport links, and pleasant riverside walks, this attractive home offers a fantastic opportunity to acquire a property in one of Peterborough's most desirable residential locations.

Viewing is highly recommended.

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.



To view this property call Sharman Quinney on:
01733 896222

Selling your property?

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

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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.

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: SSQ205401 - 0002

