



Lichfield Avenue, Peterborough  
**£260,000** Freehold

**Sharman  
Quinney**

# Key Features



- Three Bedrooms
- Lounge/Diner
- Four Piece Bathroom
- Off Road Parking
- Enclosed Rear Garden

## GROUND FLOOR

**ENTRANCE HALL:** UPVC Double glazed entrance door. Radiator. Built in under stairs cupboard. Stairs to first floor.

**LOUNGE/DINER:** UPVC Double glazed window to front and patio doors to rear. Two radiators.

**KITCHEN:** UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Built in double oven. Fitted hob. Integrated fridge.

## FIRST FLOOR

**LANDING:** Loft access, housing boiler.



BEDROOM: UPVC Double glazed window to front. Fitted wardrobes and storage. Radiator.

BEDROOM: UPVC Double glazed window to rear. Fitted wardrobes. Radiator.

BEDROOM: UPVC Double glazed window to front. Radiator. Fitted bunk beds, Fitted wardrobe.

BATHROOM: UPVC Frosted double glazed window to rear. Low level WC. Wash hand basin with mixer tap. Bath with mixer tap and shower attachment. Shower cubicle with mains shower. Heated towel rail.

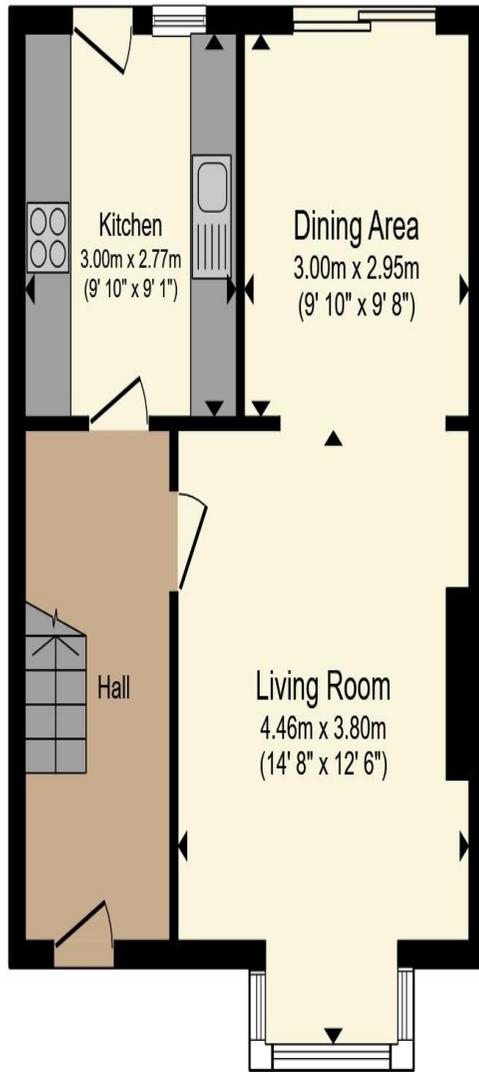
#### OUTSIDE

FRONT: Driveway providing off road parking. Garage.

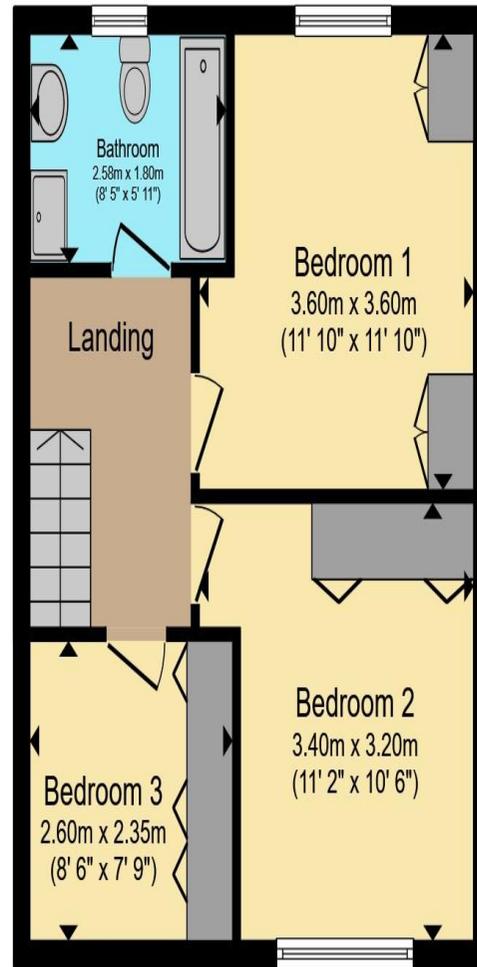
REAR GARDEN: Enclosed by fencing. Patio area. Laid to lawn area with shrub borders. Pond. Shed with power and lighting. Rear access to oversized garage. Awning. Outside tap.

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.





**Ground Floor**



**First Floor**

Total floor area 84.0 m<sup>2</sup> (905 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.io](http://www.propertybox.io)

**Sharman  
Quinney**

To view this property call Sharman Quinney on:  
**01733 575757**

# Selling your property?

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

 01733 575757

 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://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.

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: WER205789 - 0002

