



Coneygree Road, Peterborough
Guide Price £230,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Generous Plot with Large Gardens
- Excellent Potential to Modernise

The property offers well-proportioned accommodation throughout, including three bedrooms, spacious living areas, and the added benefit of a garage. While the home would benefit from modernisation, it provides an excellent foundation for improvement and personalisation.

One of the property's standout features is the impressive plot size, offering extensive gardens and significant scope for extension and further development, subject to the necessary planning permissions and consents (STPP). Whether you are seeking additional living space, a larger family home, or a long-term investment project, the potential here is undeniable.

Situated within a well-established residential location, the property enjoys convenient access to



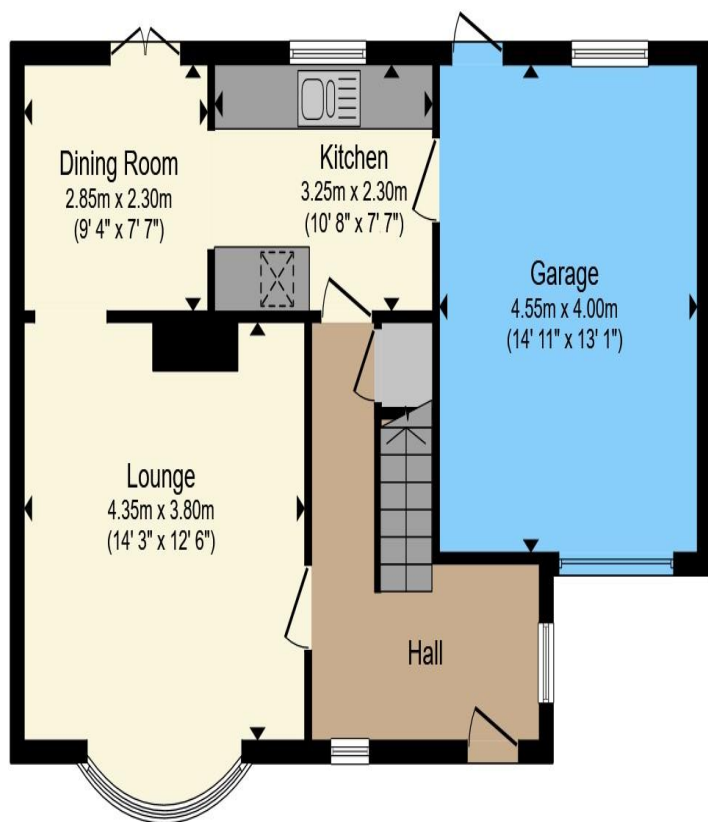
local amenities, schools, transport links, and nearby countryside walks.

Early viewing is highly recommended to fully appreciate the size of the plot, the potential on offer, and the enviable position of this detached home.

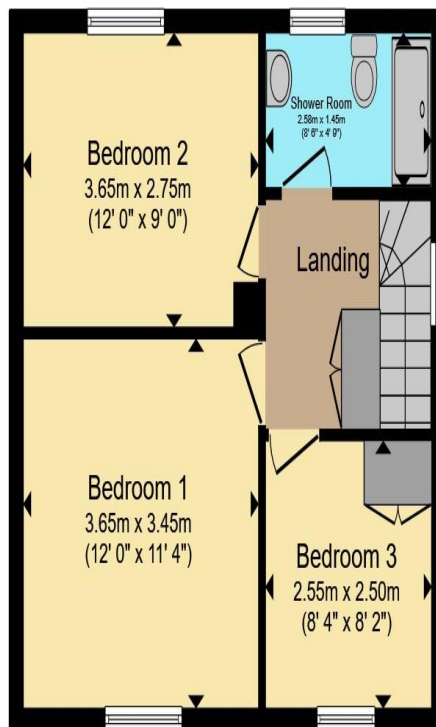
Agents Note

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



First Floor

Total floor area 102.4 m² (1,102 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

**Sharman
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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.

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: SSQ205403 - 0003

