

Livermore Green, Peterborough

Offers in Excess of 340,000 **Freehold**

Sharman Quinney

Key Features

4 2 C D

- No Upward Chain
- En-Suite To Master
- Two Receptions
- Modern Bathroom
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: Wood and glazed entrance door. Radiator. Built in under stairs cupboard. Stairs to first floor.

CLOAKROOM: Low level WC. Wash hand basin with mixer tap.

LOUNGE: UPVC Double glazed window to front. Radiator.

DINING ROOM: Patio door to rear. Radiator.

KITCHEN: Two UPVC Double glazed windows to rear. Stable door to side. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in oven and fitted







hob with cooker hood over. Radiator. Door to;

UTILITY AREA: (Partly converted garage) Wall mounted boiler.

FIRST FLOOR

LANDING: UPVC Double glazed window to front. Radiator. Loft access.

BEDROOM: UPVC Double glazed window to rear. Radiator.

EN-SUITE: UPVC Double glazed window to rear. Low level WC. Wash hand basin. Shower cubicle with wall mounted mains shower. Radiator.

BEDROOM: UPVC Double glazed window to front. Radiator.

BEDROOM: UPVC Double glazed window to rear. Radiator.

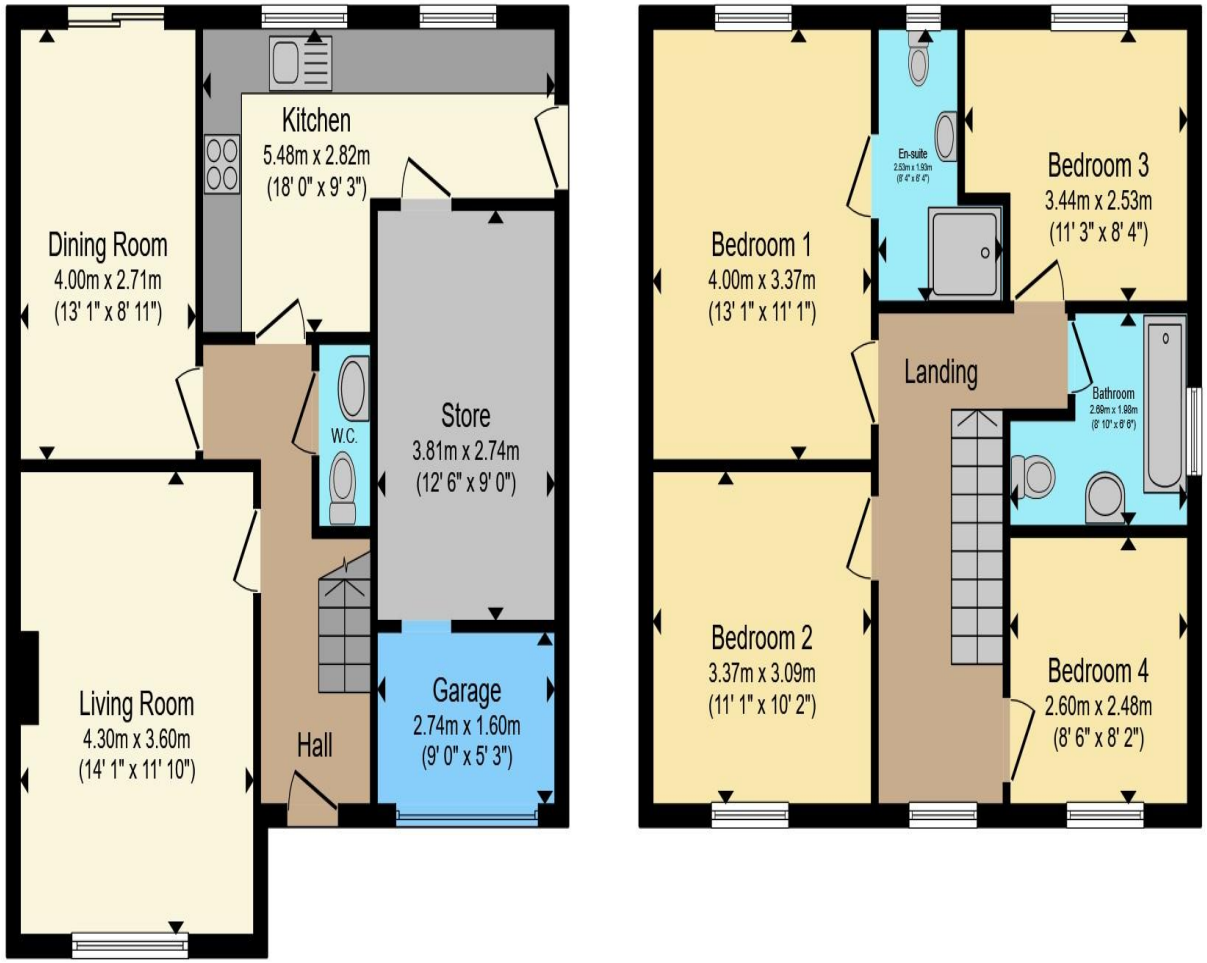
BEDROOM: UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Roll top bath with telephone style mixer tap and shower attachment. Radiator.

OUTSIDE







Total floor area 122.8 m² (1,322 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 Quinney

FRONT: Driveway providing off road parking.

GARAGE: Partly converted. Space for storage.

REAR GARDEN: Enclosed by fencing. Side gate. Patio area. Laid to lawn with trees and shrubs. Bar area.

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.

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

www.sharmanquinney.co.uk

SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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. 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: WER205891 - 0007

The Property Ombudsman