



**Sharman  
Quinney**  
www.sharmanquinney.co.uk  
WHITTLESEY 01733 205000  
**for sale**

Peterborough Road, Whittlesey Peterborough  
**Offers In The Region Of £300,000 – 315,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Non- estate location
- Two reception rooms
- 22' Kitchen/breakfast room
- Downstairs cloakroom
- Four-piece upstairs family bathroom
- Many period features
- Off road parking
- Front and rear gardens

## Entrance hall

Lounge 4.38m x 3.94m (14'4" x 12'11") maximum into recess and bay window. Opening to:

Dining room 3.65m x 3.63m (12' x 11'11") minimum excluding recess

Kitchen/breakfast room 6.82m x 2.39m (22'5" x 7'10")

## Cloakroom



## First floor landing

Bedroom one 4.38m x 3.97m (14'4" x 13')  
maximum into recess and including bay window

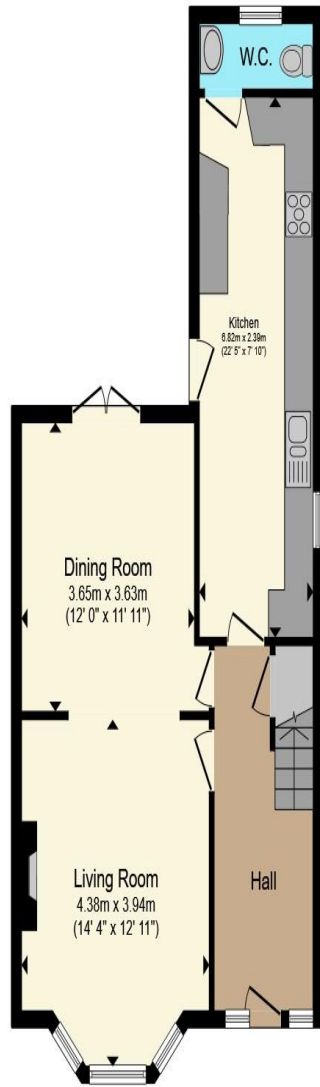
Bedroom two 3.66m x 3.65m (12' x 12')

Bedroom three 2.20m x 2.11m (7'3" x 6'11")

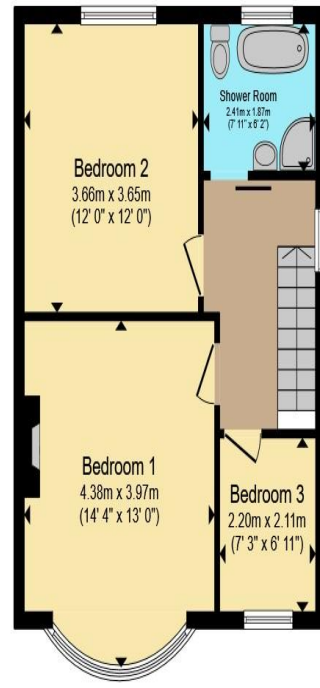
## Family bathroom four piece suite

Outside: Enclosed front garden mainly laid to lawn with dwarf wall and a variety of ornamental shrubs and trees. Enclosed rear garden mainly laid to paving stones with off road parking with gated access.





**Ground Floor**



**First Floor**

Total floor area 105.8 m<sup>2</sup> (1,139 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 205000**

# Selling your property?

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

 01733 205000

 46a Market Street, Whittlesey, PETERBOROUGH, Cambridgeshire, PE7 1BD

 [whittlesey@sharmanquinney.co.uk](mailto:whittlesey@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: WHT204987 - 0004

