



Bramble Close, Whittlesey, Peterborough  
£280,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- 14' Lounge with Bay window
- Separate Dining Room
- Downstairs Cloakroom
- Large Utility Room
- En Suite Shower Room

Accommodation Includes

Entrance Hall

Cloakroom

Lounge 4.47m x 3.66m (14'8" x 12') archway to:

Dining Room 4.27m x 2.98m (14' x 9'9")

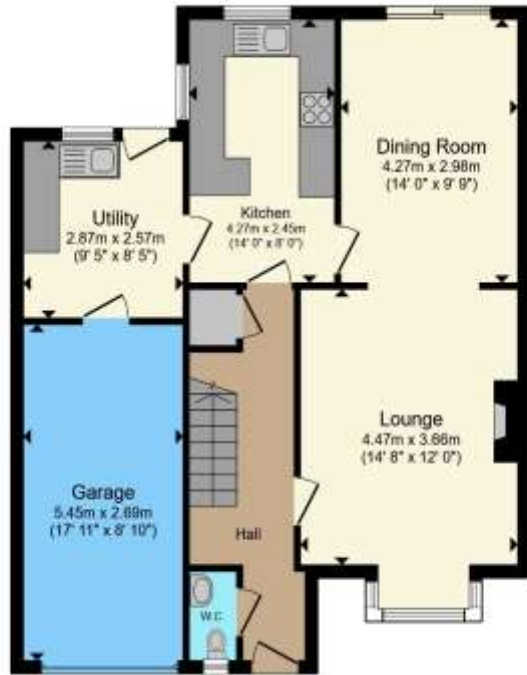
Kitchen 4.27m x 2.45m (14' x 8')

Utility Room 2.87m x 2.57m (9'5" x 8'5") door to:

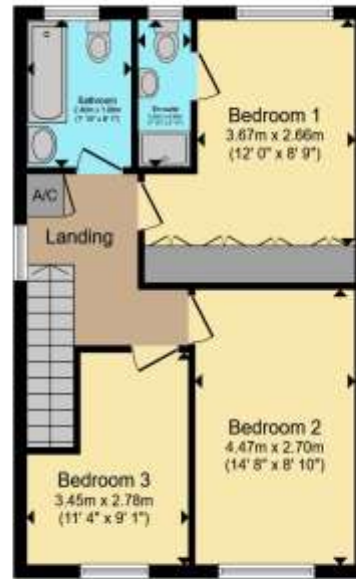
Garage 5.45m x 2.69m (17'11" x 8'10")

First Floor Landing





**Ground Floor**



**First Floor**

Total floor area 125.4 m<sup>2</sup> (1,349 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)



Bedroom One 3.67m x 2.66m (12' x 8'9")  
minimum excluding recess

En-Suite Shower Room

Bedroom Two 4.47m x 2.70m (14'8" x 8'10")

Bedroom Three 3.45m x 2.78m (11'4" x 9'1")  
maximum including recess

Bathroom

Outside: Front garden is laid to gravel with a variety of shrubs and trees, driveway leading to the single garage with gated side access. Enclosed rear garden mainly laid to lawn with well-established flower and shrub beds with paved patio area.

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

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



 SCAN ME



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: WHT204962 - 0001