



Low Cross, Whittlesey
£140,000 Guide Price Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Updating required throughout
- Two reception rooms

Entrance hall

Living room 3.8m x 3.7m (12'6" x 12'2") maximum including recess

Dining room 3.34m x 3.32m (10'11" x 10'11") maximum including recess

Kitchen 3.31m x 2.26m (10'10" x 7'5") maximum into recess. Walk-in pantry

Sunroom/lean-to 4.68m x 3.31m (15'4" x 10'10") maximum including recess

Downstairs WC

First floor landing



Bedroom one 3.8m x 3.7m (12'6" x 12'2")
maximum including recess. Walk-in cupboard

Bedroom two 3.33m x 3.33m (10'11" x 10'11")
maximum into recess

Bathroom

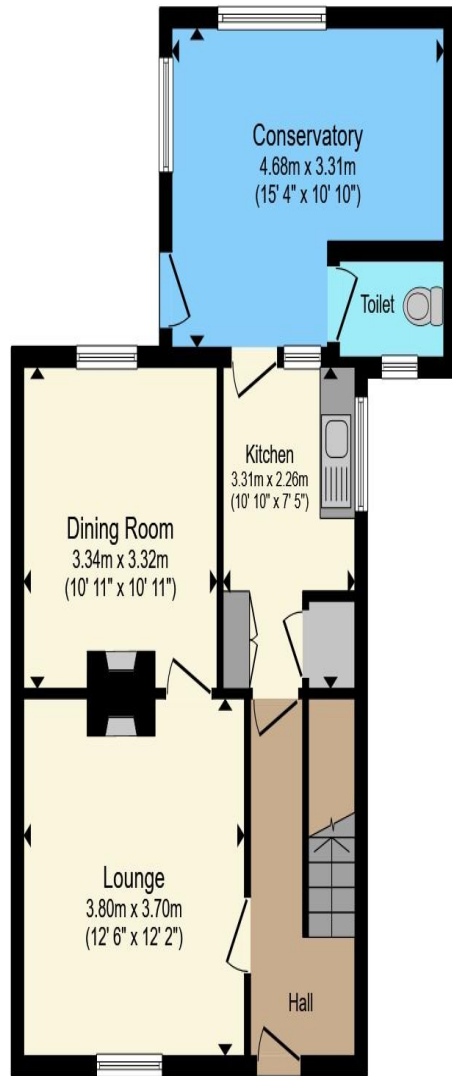
Outside: Laid to gravel at the front with shrub borders, driveway to the side leading to the garage. Good size rear garden mainly laid to lawn with a variety of flower beds and concrete pathways. There are two brick-built outbuildings.

Garage 4.76m x 3.04m (15'6" x 10') opening to lean-to outbuilding 3.36m x 2.14m (11' x 7') door leading to the rear.

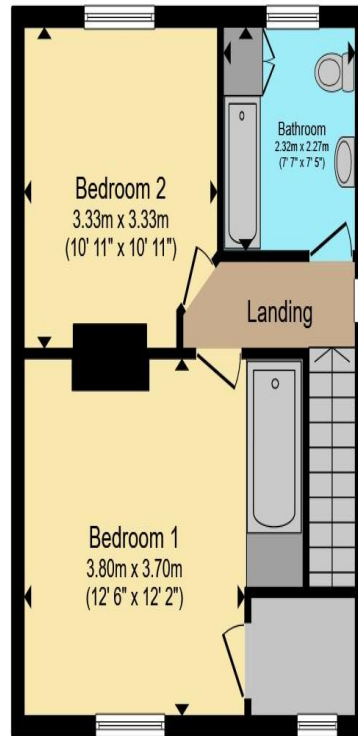
Agents Note

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.





Ground Floor



First Floor

Total floor area 97.5 m² (1,050 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**

To view this property call Sharman Quinney on:
01733 205000

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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: WHT204725 - 0007

