



Delph, Whittlesey Peterborough
£300,000 **Freehold**

**Sharman
Quinney**

Key Features



- Impressive 24' kitchen/breakfast room
- Separate dining room and family room
- 19' Lounge with fitted log burner
- Many feature ceiling beams
- Four double bedrooms

Family room 3.58m x 3.23m (11'9" x 10'7")
maximum into recess

Kitchen/breakfast area 7.34m x 2.59m (24'1" x 8'6")

Lounge 3.61m x 5.99m (11'10" x 19'8") maximum
into recess. Fitted log burner

Dining room 3.23m x 3.58m (10'7" x 11'9")

First floor landing

Bedroom one 3.61m x 3.66m (11'8" x 12')

Bedroom two 3.66m x 2.56m (11'8" x 8'4")

Bedroom three 3.28m x 3.59m (10'8" x 11'8")



maximum into recess

Bedroom four 3.28m x 3.51m (10'8" x 11'5")

Bathroom

Outside: The rear of the property has a low maintenance courtyard garden, mainly laid to block paving with raised beds and additional seating area. Small brick outbuilding.

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

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.focalagent.com

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