



Linley Road, Whittlesey Peterborough
£220,000 Freehold

**Sharman
Quinney**

Key Features



- 16' Lounge and conservatory
- Fitted shower room
- Gas boiler fitted in 2023
- Driveway providing off road parking
- Garage with electric operated door

Entrance porch

Lounge 4.87m x 3.82m (15'11" x 12'6") maximum into recess

Kitchen 2.64m x 2.09m (8'8" x 6'10") maximum into recess

Shower room

Bedroom one 3.74m x 3.02m (12'3" x 9'11") maximum into recess

Bedroom two 3.29m x 2.44m (10'10" x 8') maximum into recess. Double doors to:

Conservatory 3.70m (12'2") x 2.59m (8'6")



Outside: Front garden laid to gravel with dwarf brick wall with ornamental railings, gated access leading to the entrance door. Driveway to the side leading to the single garage with an electric door to the front and rear courtesy door leading into the rear garden. Enclosed rear garden mainly laid to lawn with pathways and a paved patio 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.





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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