



Pattens Close, Whittlesey Peterborough
£220,000 Freehold

**Sharman
Quinney**

Key Features



- Built in 2018, NHBC still valid
- 15' Lounge/diner
- Downstairs cloakroom
- En-suite shower room
- Gas central heating & UPVc double glazing

Entrance hall
Downstairs cloakroom
Kitchen
Lounge/diner
First floor landing
Bedroom one
En-suite shower room
Bedroom two
Bedroom three
Family bathroom

Outside: The front has a paved pathway leading to the entrance door with parking at the front for two vehicles. Low maintenance rear garden laid to artificial lawn, enclosed by timber fencing with gated access to the side.

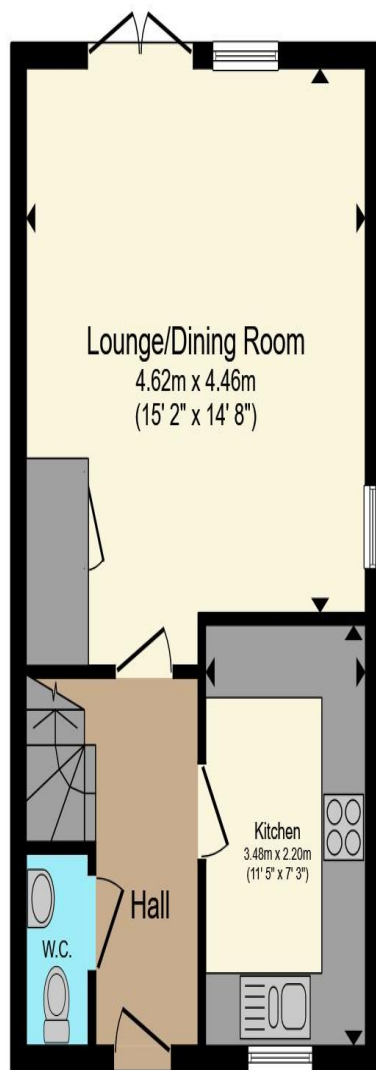
All measurements are listed on the floor plan.



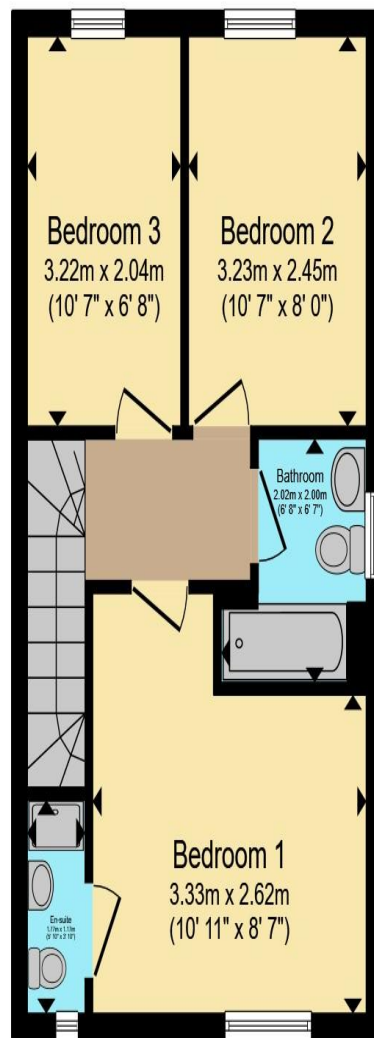
Agents Note:

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

Total floor area 75.5 m² (813 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:
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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: WHT205090 – 0001 - AML

