



Newlands Road, Whittlesey
£260,000 Freehold

**Sherman
Quinney**

Key Features



- Re-fitted kitchen and shower room
- Good size 17' lounge
- Downstairs cloakroom
- 15' Master bedroom
- Recently re-fitted windows and doors

Entrance hall

Kitchen 2.58m x 2.76m (8'5" x 9')

Cloakroom

Lounge 5.28m x 4.63m (17'3" x 15'2")

First floor landing

Bedroom one 4.63m x 2.48m (15'2" x 8'1")

Bedroom two 2.78m x 2.65m (9'1" x 8'8")

Bedroom three 2.77m x 1.92m (9'1" x 6'3")

Shower room

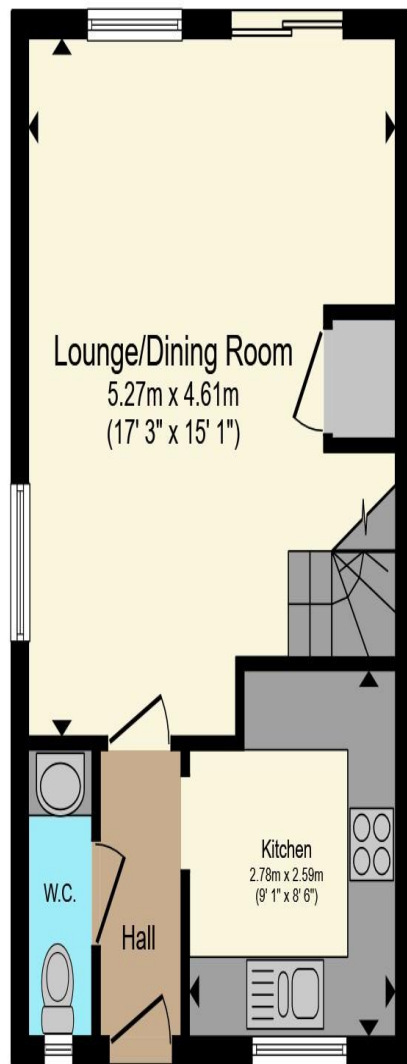


Outside: Open plan garden area to the front with ornamental shrubs and trees. South facing rear garden mostly laid to lawn with patio area and ornamental shrubs.

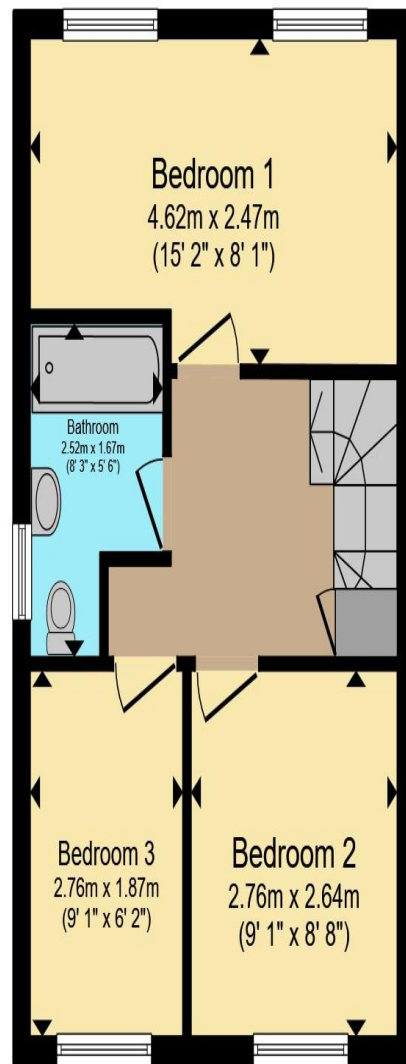
Garage 2.61m x 5.43m (8'6" x 17'9")
With electricity connected, courtesy door leading into the rear garden, fitted electric operated front door.

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 69.4 m² (748 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
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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: WHT205148 - 0001

