

Hallcroft Road, Whittlesey Peterborough

£340,000 **Freehold**

Sharman Quinney

Key Features

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- Four good size bedrooms
- 17' Kitchen/diner
- Re-fitted downstairs cloakroom
- Re-fitted en-suite shower room
- Gas central heating and UPVc double glazing

Entrance hall
Downstairs cloakroom
Lounge
Kitchen/diner
First floor landing
Bedroom one
En-suite shower room
Bedroom two
Bedroom three
Bedroom four
Family bathroom
Outside: The front is laid to a quality driveway and gravel providing off road parking for several vehicles. Enclosed rear garden mainly laid to lawn with a large paved patio area with established shrubs and trees.

Agent notes: The vendor has informed us that







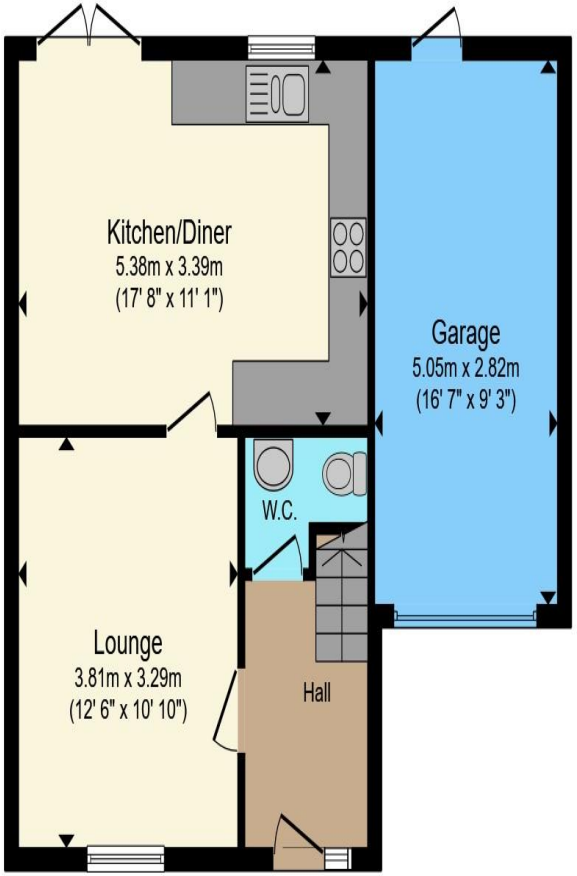
they have recently had the following installed:
New spotlights fitted throughout
Loft partly boarded with fitted loft ladder
Two fitted wardrobes to the master bedroom
Outside electric sockets fitted
Fitted security lighting and alarm

All measurements are listed on the floor plan.

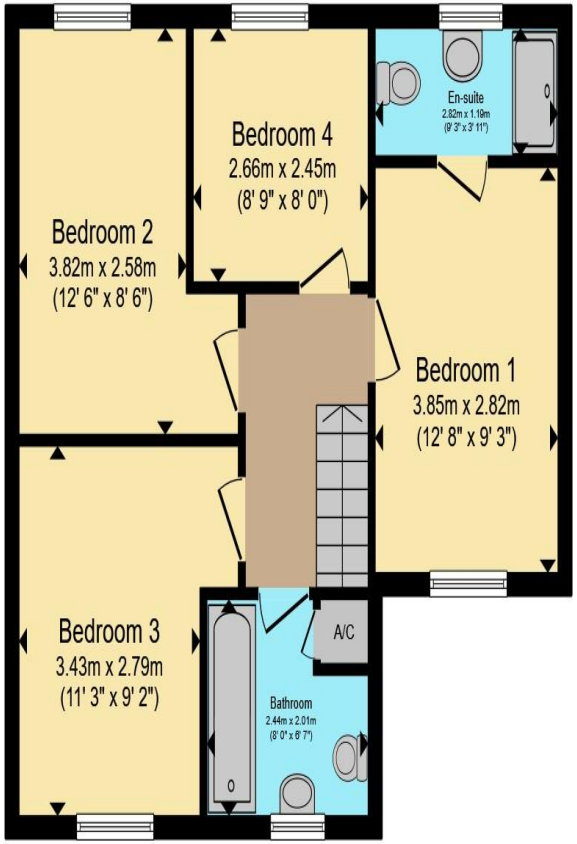
Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







Ground Floor



First Floor

Total floor area 108.1 m² (1,163 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

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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. 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: WHT205219 - 0004

The Property Ombudsman