



## Main Street, Farcet Peterborough

**Price: Freehold £225,000**

- Extended to provide accommodation on three floors
- Separate dining room
- Downstairs cloakroom & utility area
- Gas central heating & UPVc double glazing
- EPC Rating: Awaited
- Off road parking for several vehicles
- Good size secluded rear garden
- Council tax band B
- Benefitting From No Onward Chain



Living room 4.29m x 3.60m (14'0" x 11'9") maximum into the bay

Dining room 2.38m x 3.60m (7'9" x 11'9")

Kitchen 2.70m x 2.4m (8'10" x 7'10") maximum

Utility area

Downstairs cloakroom

First Floor Landing

Bedroom one 3.57m x 3.6m (11'8" x 11'9")

Bedroom two 2.87m x 2.6m (9'4" x 8'6") maximum

Family bathroom

Stairs to second floor

Bedroom three 4.6m x 3.26m (15'1" x 10'8") maximum with restricted head room

Outside: Small front garden, long driveway to the side, proving off road parking for several vehicles. Good size secluded rear garden.



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: YAX200684 - 0003

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.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**FREE MARKET APPRAISAL**

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