



Evans  
Upholstery  
& Trimming  
Tel:  
01733  
205 980

Peterborough Road, Whittlesey Peterborough  
**Offers in the Region of £190,000 - £200,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Non- estate, established property
- Two reception rooms
- Downstairs cloakroom
- Outside lean-to/utility area
- Four-piece upstairs bathroom

Lounge 3.67m x 3.02m (12' x 9'11") maximum into recess

Inner lobby

Dining room 3.66m x 3.65m (12' x 12') maximum into recess

Kitchen 3.31m x 2.02m (10'10" x 6'8")

Cloakroom

Lean-to / utility area

First floor landing

Bedroom one 3.68m x 3.02m (12'1" x 9'11") maximum into recess



Bedroom two 2.62m x 2.59m (8'7" x 8'6")

Bathroom four-piece suite

Attic room 3.63m x 3.28m (11'11" x 10'9")  
maximum into recess and with restricted head  
height with eaves storage space

Outside: Laid to gravel at the front with a paved  
pathway leading to the entrance door. Good size  
rear garden mainly laid to lawn with a paved patio  
area and shrub borders with pathway leading to  
the rear with an additional patio area. There is a  
garage at the end of the rear garden with access  
via the side of the property which also has off  
road parking.





Total floor area 92.8 m<sup>2</sup> (999 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](http://www.propertybox.io)

Sharman  
Quinney

To view this property call Sharman Quinney on:  
**01733 205000**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 205000

 46a Market Street, Whittlesey, PETERBOROUGH, Cambridgeshire, PE7 1BD

 whittlesey@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



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: WHT205062 - 0001

