



Mallard Close, Whittlesey Peterborough  
**Guide Price £160,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 17' Living room
- Conservatory/sunroom

Kitchen 3.47m x 2.98m (11'5" x 9'9")

Living room 5.23m x 3.38m (17'2" x 11'1")

Inner hallway

Bedroom one 3.58m x 3.33m (11'9" x 10'11")  
maximum into recess

Bedroom two 3.58m x 3.04m (11'9" x 10') door  
leading into:

Conservatory/sunroom 3.4m x 2.45m (11'2" x 8')  
solid roof

Bedroom three 2.98m x 1.62m (9'9" x 5'4")

Bathroom

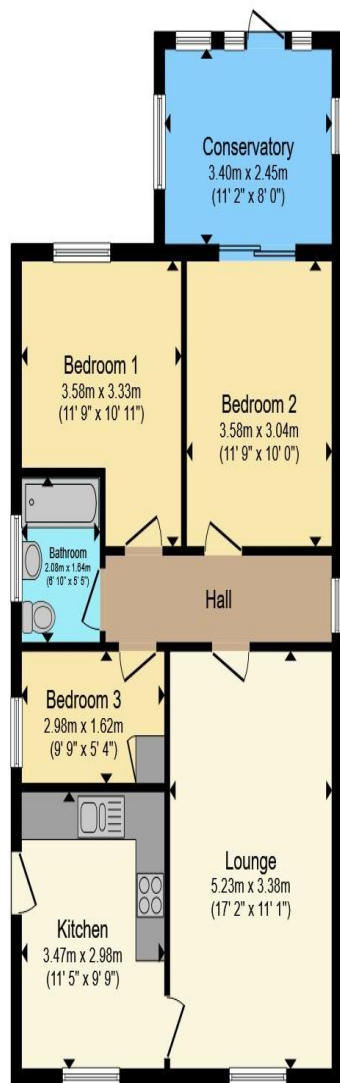


Outside: Laid to gravel at the front with ornamental shrubs and dwarf wall. Parking to the side providing off road parking for several vehicles and possibly a motorhome/caravan. Secluded rear garden mainly laid to paving stones with gravel areas and ornamental dwarf wall leading to additional paved patio area.

Agents Note: It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.

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**

Total floor area 74.5 m<sup>2</sup> (802 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

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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: WHT204964 - 0013

