

Northgate, Whittlesey Peterborough

£220,000 **Freehold**

Sharman Quinney

Key Features

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- 16ft Lounge
- Kitchen with separate dining area
- Gas central heating & UPVc double glazing
- Large side lobby
- Detached garage

Entrance hall
Lounge
Kitchen
Bedroom one
Bedroom two
Bathroom
Lobby
Outside: The front has an ornamental tree with a long driveway to the side with access to the detached garage. Rear garden is mostly laid to lawn with ornamental trees and shrubs with raised flower beds.
Detached garage, with a window & courtesy door to the side.

Agent Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks



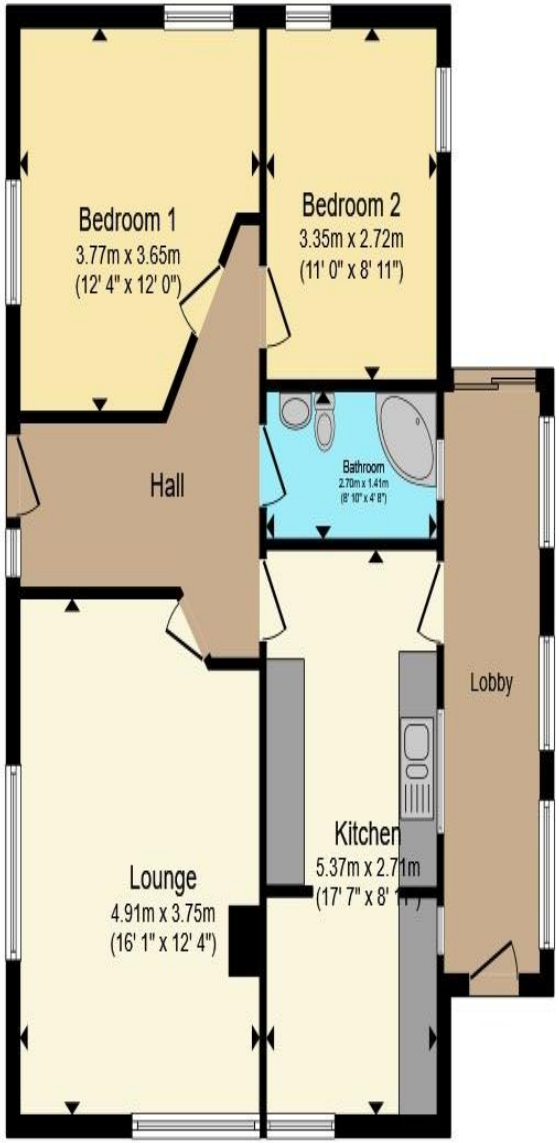




have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.







Total floor area 77.1 m² (830 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

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

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01733 205000

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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: WHT205225 - 0002

The Property Ombudsman