



Hylton House Gull Road, Guyhirn Wisbech
OIEO £500,000 Freehold

**Sharman
Quinney**

Key Features



- Underfloor Heating Throughout Ground Floor
- Built In Home Speaker System
- Ensuite AND Dressing Room to Master Bedroom
- Ample Off Road Parking PLUS Garage and Large Rear Gardens
- Easy Access onto the A47

Entrance Lobby leading to...

Hallway - 2.1m x 5.4m (6'8" x 17'7")

Lounge - 3.4m x 4.6m (11'1" x 15'0")

Diner - 2.7m x 2.8m (8'8" x 9'1")

Utility Room - 1.5m x 2.8m (4'9" x 9'1")

W/C - 1.1m x 2.7m (3'6" x 8'8")

Kitchen/Diner - 7.3m x 4.8m (23'9" x 15'7")

Garage - 6.1m x 3.4m (20'0" x 11'1") Electric Roller Door

Landing with two large storage cupboards



Bedroom One - 4m x 4.5m (13'1" x 14'7")

Dressing Room - 1.9m x 2.4m (6'2" x 7'8")

Ensuite - 2.4m x 2.1 (7'8" x 6'8")

Bedroom Two - 3.7m x 4.2m (12'1" x 13'7")

Ensuite - 1.8m x 1.7m (5'9" x 5'5")

Bedroom Three - 3.4m x 4.6m (11'1" x 15'0")

Bedroom Four - 3.4m x 3.1m (11'1" x 10'1")

Bathroom - 2.6m x 3.5m (8'5" x 11'4")

Store Room - 1.3m x 1.8m (4'2" x 5'9")

Agents Notes -

Built in Home Security System

Boiler Room on Ground Floor with access to heating system and additional storage space

Agents Notes

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the Vendor of this property is a close associate of Sharman Quinney Holdings Ltd.



GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.

1ST FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 2119 sq.ft. (198.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, spaces and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Menapiu 5/2022

To view this property call Sharman Quinney on:
01354 661166

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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: MRC205800 - 0007

