



Roots Bungalow Euximoor Drove, Christchurch Wisbech
OIEO £350,000 Freehold

**Sharman
Quinney**

Key Features



- Six Bedrooms
- Three bathrooms
- Utility Room
- 26ft Kitchen/Diner

Porch - 2.46m x 2.37m (8'0" x 7'7")

Lounge - 4.97m x 3.86m (16'3" x 12'6")

Kitchen/Diner - 8.22m x 3.01m (26'9" x 9'8")

Utility Room - 5.44m x 2.66m (17'8" x 8'7")

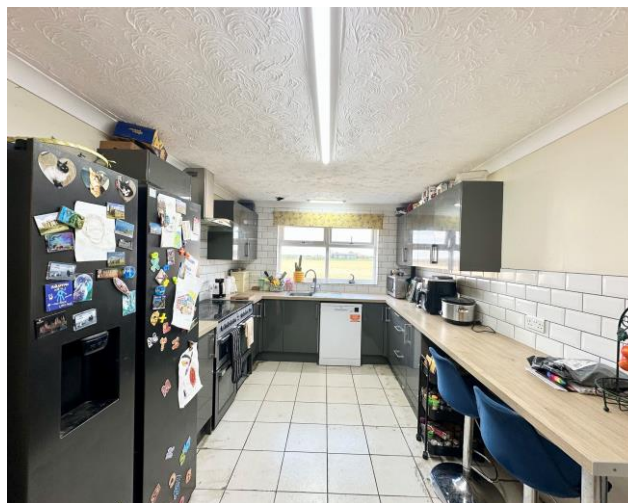
Bedroom 1 - 5.63m x 4.80m (18'4" x 15'7")

En-Suite - 2.64m x 1.49m (8'6" x 4'8")

Dressing Room - 4.80m x 2.25m (15'7" x 7'3")

Bedroom 2 - 5.76m x 2.48m (18'9" x 8'1")

Bedroom 3 - 5.43m x 2.47m (17'8" x 8'1")



Bedroom 4 - 3.85m x 3.39m (12'6" x 11'1")

Bedroom 5 - 3.31m x 3.04m (10'8" x 9'9")

Bedroom 6 - 3.63m x 2.68m (11'9" x 8'7")

Bathroom - 2.82m x 2.09m (9'2" x 6'8")

Shower Room - 2.67m x 2.03m (8'7" x 6'6")

Agents Note;

The registered Freehold title currently shows an area which will not be included with the sale of this property. It is our understanding that the title will be split and a new Freehold title for the property will be prepared for registration at Land Registry. This will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

These details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.



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: MRC206486 - 0002

