



Badger Barn Wimblington Road, Manea March  
**Guide Price £135,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- HOLIDAY LET PROPERTY
- Newly Renovated

Kitchen/ Lounge - 5.26m x 4.13m (17'2" x 13'5")  
Built in washing machine, oven, hob, fridge/freezer  
and wine cooler

Shower Room - 2.18m x 1.02m (7'1" x 3'3")

Bedroom - 5.25m x 3.48m (17'2" x 11'4")

## Agents Note;

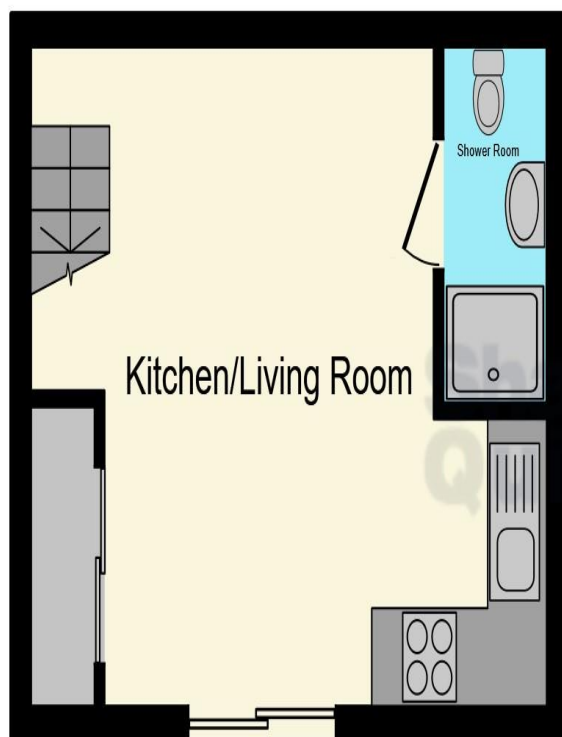
The registered title currently shows an area which will not be included with the sale of this property. It is our understanding that the Freehold title for the property is not yet registered at Land Registry and that this will be undertaken during the conveyance in preparation for completion. Your conveyancer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



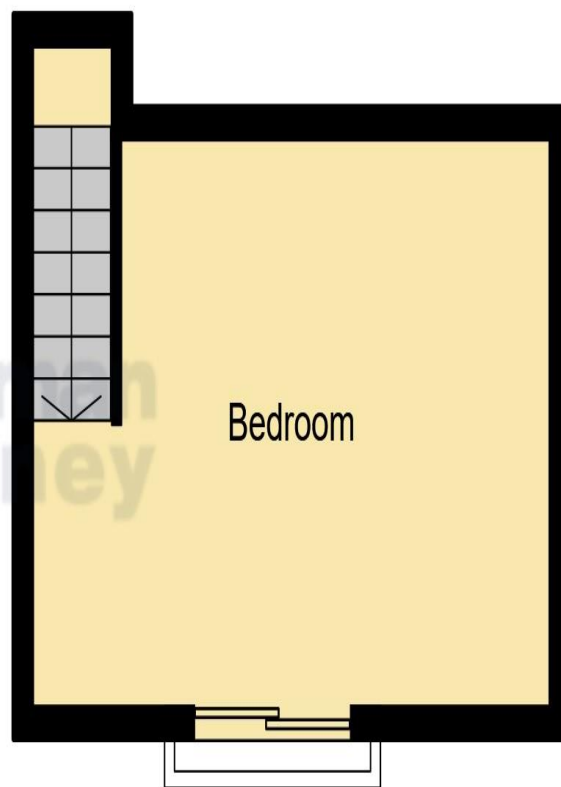
These details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

The Council Tax band has been recorded as 'deleted' as the property has not been evaluated for this purpose. Please make enquiries with the Local Authority  
Additionally - There is a charge of £40 per year for emptying the shared septic tank.





**Ground Floor**



**First Floor**

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.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01354 661166**



# Selling your property?

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

 01354 661166

 8 Broad Street, MARCH, Cambridgeshire, PE15 8TG

 march@sharmanquinney.co.uk

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



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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: MRC206465 - 0007

