



**sharman  
quinney**  
www.sharmanquinney.co.uk  
OUNLE 01832 274567  
**for sale**

Forest Approach, Kings Cliffe  
**OIRO-£350,000 Freehold**

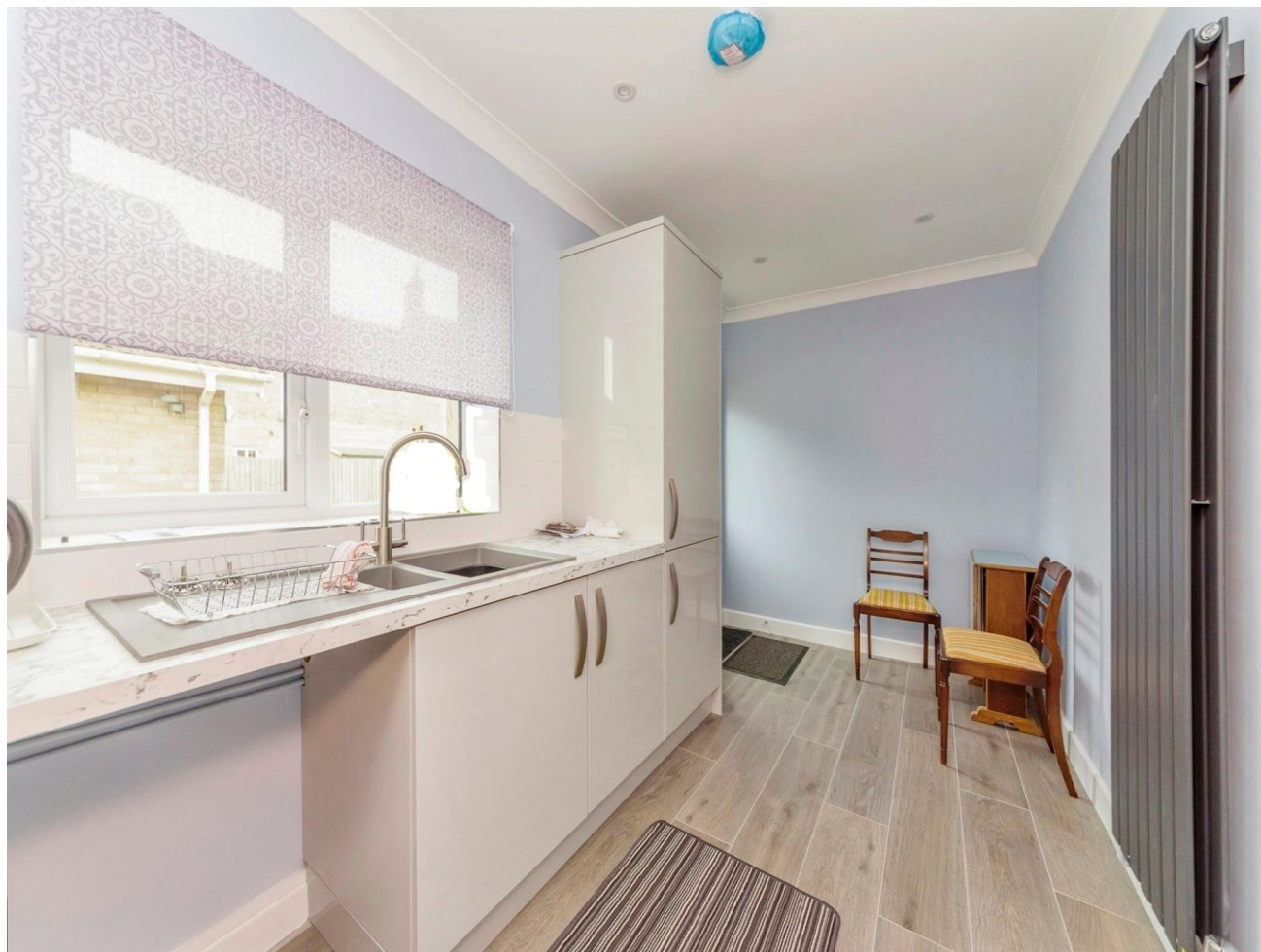
**Sharman  
Quinney**

# Key Features



- \*\*\*NO ONWARD CHAIN\*\*\*
- Modern kitchen with built in appliances
- Single garage with driveway for a number of vehicles
- Refurbished throughout
- Two bedrooms

The property has been refurbished to a very high standard and briefly comprises, kitchen/breakfast room, lounge, two bedrooms and family bathroom. Outside there is a single garage with parking for a number of vehicles, good size front and rear garden.



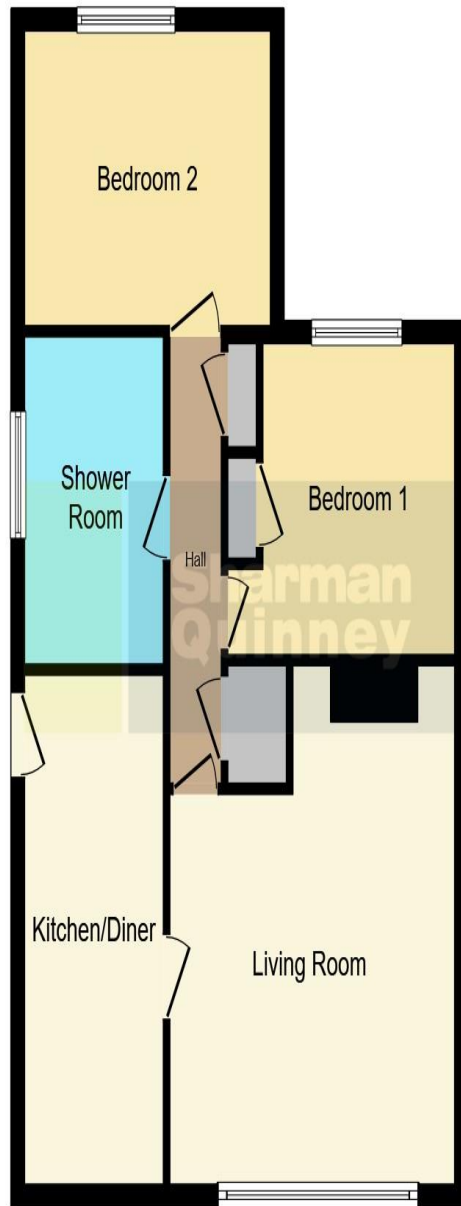
Lounge (15' 11" x 13' 0" incl. fireplace) 4.85m x 3.96m

Kitchen (15' 6" x 6' 11") 4.72m x 2.10m

Bedroom one (11' 5" x 12' 7" incl. fireplace)  
3.47m x 3.83m

Bedroom two (12' 2" x 9' 1") 3.70m x 2.76m





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:  
**01832 274567**

# Selling your property?

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

 01832 274567

 The Old Town Hall Market Place, Oundle, Peterborough, Cambridgeshire, PE8 4BQ

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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: OUN202472 - 0002

