



Springfield Road, Oundle
OIEO £350,000 **Freehold**

**Sharman
Quinney**

Key Features



- Walking distance to town centre
- Close to schools
- Dining area
- Off road parking
- Three bedrooms

Within walking distance from Oundle town centre this property offers lots of space inside and outside making it a perfect family home, with potential for improvement to put your own stamp on it. Viewing highly recommended!!



The property briefly comprises entrance hall, kitchen, lounge area, dining area, conservatory, integral garage that has been split into sections including storage, study and utility room. First floor landing, three bedrooms with potential for a fourth bedroom, and a four piece family bathroom. Outside there is a driveway to the front of the property for two vehicles and to the rear is a lovely split level private enclosed rear garden.

Lounge area (22' 0" x 12' 6") 6.70m x 3.81m

Dining area (7' 11" x 9' 4") 2.41m x 2.84m

Conservatory (8' 11" x 13' 0") 2.71m x 3.96m

Kitchen (19' 7" x 8' 4") 5.96m x 2.54m

Study (6' 10" x 10' 5") 2.08m x 3.17m

Utility room (8' 9" x 6' 1") 2.66m x 1.85m

Bedroom one (14' 9" incl. wardrobe x 9' 5")

4.49m x 2.87m

Bedroom two (10' 6" x 8' 7") 3.20m x 2.61m

Bedroom three (10' 3" x 8' 0" min. 10' 4" max.)

3.12m x 2.43m x 3.14m





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

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

 oundle@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: OUN202480 - 0001

