



Rock Road, Oundle  
**OIEO £365,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Walking Distance to Town Centre
- Extended Four Bedroom Detached House
- Study
- Semi-Detached house
- Good Size Rear Garden

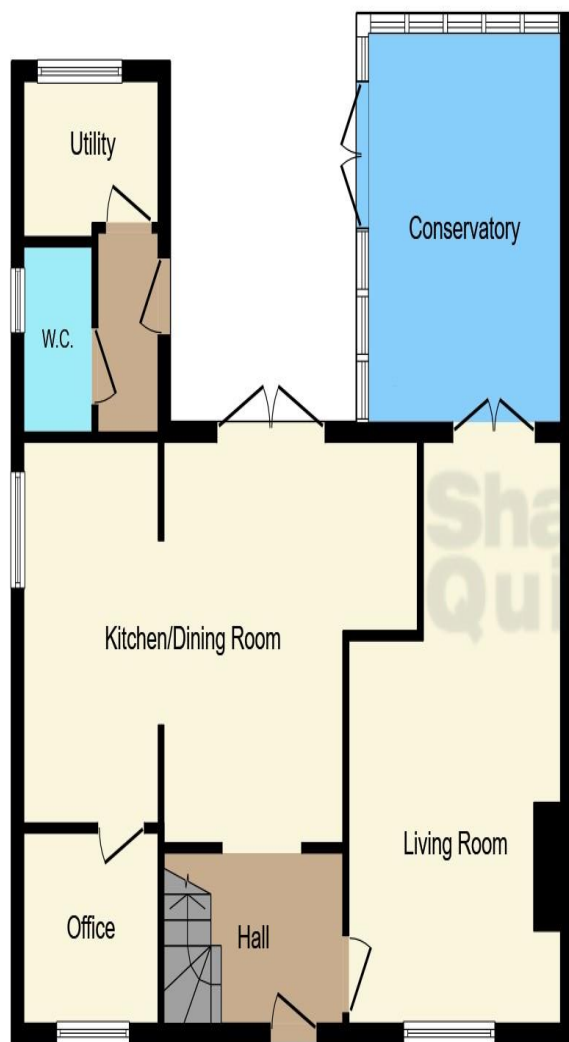
Property briefly comprises entrance hall, cloaks w/c, lounge, kitchen/diner, conservatory, study, first floor landing, four bedrooms, four piece family bathroom. Outside there is ample off road parking at the front of the property, to the rear is a good size garden and double garage.



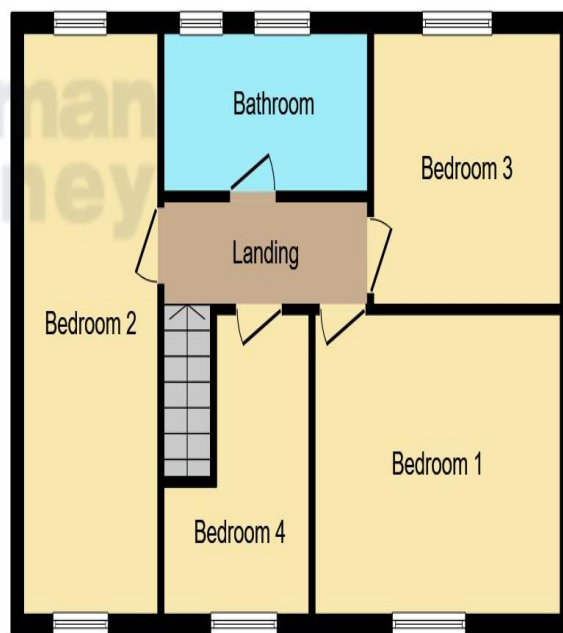
Lounge (19' 1" x 13' 2" incl. recess) 5.81m x 4.01m  
Study (6' 6" x 8' 0") 1.98m x 2.43m  
Conservatory (12' 10" x 10' 5") 3.91m x 3.17m  
Kitchen/Diner (13' 3" max x 22' 2" max) 4.03m x 6.75m  
Utility Room (8' 0" x 6' 8") 2.43m x 2.03m  
Bedroom One (18' 10" x 7' 11") 5.74m x 2.41m  
Bedroom Two (13' 6" x 9' 11") 4.11m x 3.02m  
Bedroom Three (10' 5" x 9' 1") 3.17m x 2.76m  
Bedroom Four (9' 11" x 6' 5") 3.02m x 1.95m







**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:  
**01832 274567**

# Selling your property?

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

 01832 274567

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



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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: OUN202246 - 0003

