



Mill Road, Yarwell Peterborough
£375,000 Freehold

**Sharman
Quinney**

Key Features



- ***NO ONWARD CHAIN***
- Village Location
- Countryside views
- Three bedrooms
- Detached Bungalow

The property briefly comprises entrance porch, lounge, kitchen/diner, conservatory, three bedrooms and three piece family bathroom. Large front & rear garden set to lawn with trees & shrubs making up the borders. A driveway & garage allows for plenty of parking space. Access to the garage is also available from the rear garden.

Lounge (13' 10" x 12' 04") 3.99m x 3.66m
Dining area (7' 03" x 9' 09") 2.14m x 2.77m
Kitchen area (10' 07" x 9' 11") 3.06m x 2.77m
Conservatory (10' 08" x 7' 07") 3.07m x 2.15m
Bedroom one (8' 03" x 14' 00" into wardrobe)
2.44m x 4.26m
Bedroom two (9' 11" x 9' 10" into wardrobe)
2.77m x 2.77m



Bedroom three (8' 11" x 9' 11") 2.47m x 2.77m

AGENTS NOTE – 'The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





Floor Plan

Garage

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

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01832 274567

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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: OUN202513 - 0002

