

Sharman Quinney

Autograph

Mill Road, Yarwell £565,000



Property Description

This extended three-bedroom home has been beautifully refurbished to a very high standard by the current owners including rewiring of the electrics, new central heating system and boiler as well as new windows throughout. The property briefly comprises, entrance hall, cloaks w/c, lounge, dining area, stunning kitchen/diner with bi-fold doors and separate utility room. First floor three bedrooms and four-piece family bathroom. Outside, single garage, off road parking for multiple vehicles, private enclosed rear garden sat on a generous plot. Beautiful countryside views to the front and rear of the property.







Property Description

Accommodation Includes:

Lounge (11' 11" x 11' 11" incl. fireplace) 3.63m x 3.63m

Dining Area (12' 11" x 9' 10" incl. fireplace) 3.93m x 2.99m

Kitchen/Diner (18' 7" x 18' 3") 5.66m x 5.56m

Utility Room (9' 3" x 7' 0" plus cupboard) 2.81m x 2.13m

Bedroom One (12' 11" x 9' 10") 3.93m x 2.99m

Bedroom Two (11' 11" x 10' 11") 3.63m x 3.32m

Bedroom Three (8' 1" x 7' 11" into door recess) 2.46m x 2.41m

NO ONWARD CHAIN

Planning permission approved for two storey extension

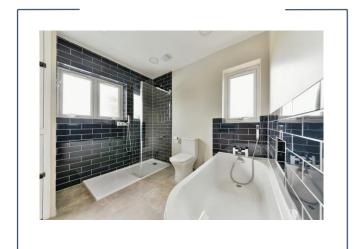
Sought After Village Location

Countryside Views

Large Plot

High Specification









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Important Information

Bedrooms: 3 Water Supply: Mains

Bathroom: 2 Sewerage: Mains

Council Tax: E Heating: Gas central heating

Energy Rating: E Broadband:

Parking: Driveway & Garage Accessibility:

Garden: Front & Rear Flood Risk: No

Electricity supply: Mains Restrictions: None



Autograph

01832 274567

oundle@sharmanquinney.co.uk

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





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, LU71GN. VAT registration number is 500 2481 05

IMPORTANT NOTICE: These particulars do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. Sharman Quinney has not tested any apparatus, equipment, fixtures or services and it is in the buyers interests to check the working condition of any appliances. Hurfords has not sought to verify the legal title of the property and the buyers must obtain verification from their legal representatives. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



