



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

Elton Road, Wansford  
**£425,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Village location
- Recently refurbished
- Off road parking for a number of vehicles
- Three bedrooms
- Semi-detached House

Offered with NO OWARD CHAIN this three bedroom family home has been recently refurbished to a very good standard by the current owners. Situated in a great location within the highly sought after village of Wansford.

Lounge (6' 10" x 10' 11") 2.08m x 3.32m  
Kitchen/Diner (9' 0" x 16' 10") 2.74m x 5.13m  
Utility Room (8' 7" x 5' 11") 2.61m x 1.80m  
Bedroom one (17' 6" x 10' 10") 5.33m x 3.30m  
Bedroom two (10' 9" x 9' 9") 3.27m x 2.97m  
Bedroom three (6' 9" x 11' 10") 2.05m x 3.60m



The property briefly comprises:

#### GROUND FLOOR

The front door opens up to the good size entrance hall, to the right is the lounge featuring a delightful open fire and French doors leading to the garden. To the left hand side of the property is the kitchen dining room which is nice bright room with built in appliances. There is a door to the rear of the kitchen that leads to the garden and another door gives access to the utility room and W/C.

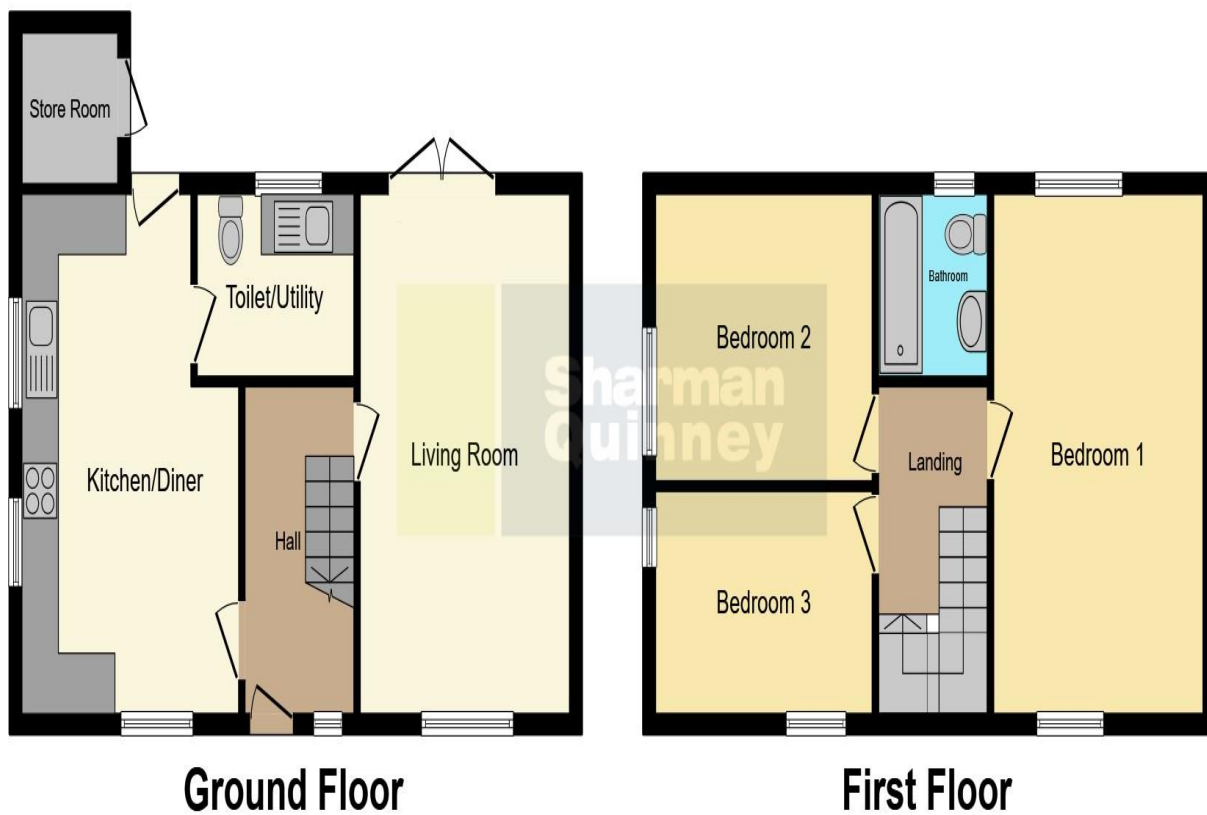
#### FIRST FLOOR

Landing, three good size bedrooms and a recently updated family bathroom.

#### OUTSIDE

To the front is a driveway with space for a number of vehicles and to the rear is a generous size mature garden with a shed.





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.

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](mailto:oundle@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://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: OUN202415 - 0001

