



West End, Whittlesey Peterborough  
Guide Price **£145,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sold with no Chain
- Three Reception Rooms

This very quirky 3 bedroom semi-detached property very much has a cottage style feel to it. The property briefly comprises: Entrance hall, dining room, lounge, kitchen, family room, lean to utility room, downstairs cloakroom/bathroom, three bedrooms and the family bathroom. Outside is an enclosed rear garden mainly laid to lawn with a patio area and a brick built outbuilding. Parking for the property is mainly on street but does have space for one car on the driveway in the garden. West End is within walking distance to Whittlesey town centre which provides all local amenities such as shops, doctors, pubs, library and lots of other amenities. West End is also in very close proximity to local primary and secondary schools.

Entrance Hall  
Lounge - 12'8" x 13'4"

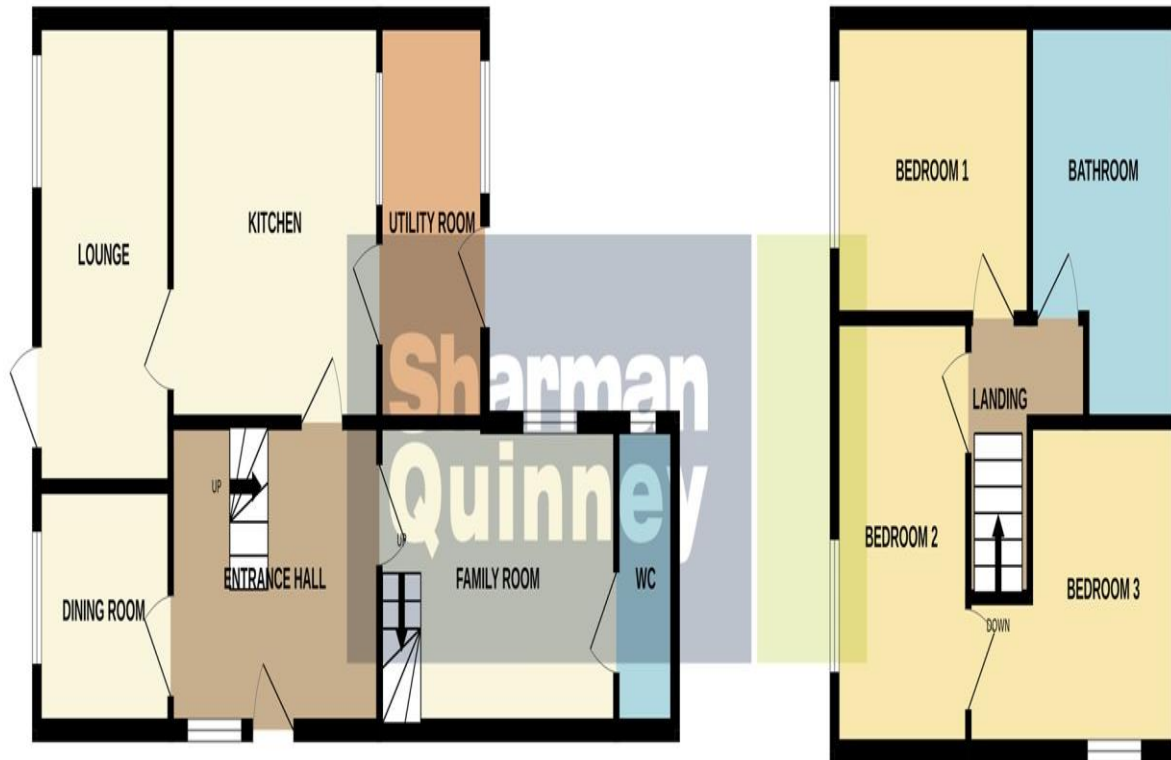


Kitchen - 8'9" x 12'1"  
Dining Room - 12'8" x 8'9"  
Family Room - 18'9" x 9'4"  
Lean to utility Room - 13'1" x 5'9"  
Downstairs Cloakroom/Bathroom - 4'1" x 9'1"  
Landing  
Bedroom One - 13'2" x 12'9"  
Bedroom Two - 10'2" x 13'0"  
Bedroom Three - 8'9" x 9'4"  
Family Bathroom - 9'4" x 8'9"



GROUND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.

1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 964 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To view this property call Sharman Quinney on:  
**01733 205000**

# Selling your property?

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

 01733 205000

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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: WHT204306 - 0007

