



South Green, Coates Peterborough
£350,000 Freehold

**Sharman
Quinney**

Key Features



- Good size plot
- Three double bedrooms
- 23' Kitchen/diner
- UPVc conservatory
- Large utility room and cloakroom
- Over-sized garage and parking for numerous vehicles
- Open views to the rear
- Benefitting from no onward chain



Entrance hall

Living room 3.66m x 4.61m (12' x 15'1")
maximum into recess

Kitchen/diner 3.31m x 7.06m (10'8" x 23'1")
maximum into recess

Conservatory 2.82m x 3.21m (9'2" x 10'5")

Inner hallway

Utility room 3.56m x 2.84m (11'7" x 9'3")
maximum into recess

Cloakroom

First floor landing

Bedroom one 3.69m x 3.07m (12'1" x 10')
maximum into recess

Bedroom two 2.69m x 3.65m (8'8" x 12')

Bedroom three 2.55m x 3.34m (8'4" x 11')

Family bathroom

Outside: Small garden area to the front with dwarf wall. Gated access to the side, leading to the garage, providing off road parking for several vehicles. Good size rear garden, laid to lawn and hard surface.

Over-sized garage 6m x 4.27m (19'7" x 14')





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

To view this property call Sharman Quinney on:
01733 205000

Selling your property?

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

 01733 205000

 46a Market Street, Whittlesey, PETERBOROUGH,
Cambridgeshire, PE7 1BD

 whittlesey@sharmanquinney.co.uk

 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: WHT204564 - 0001

