



Anglers Avenue, Whittlesey Peterborough
Offers In Excess Of £425,000 Freehold

**Sharman
Quinney**

Key Features

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- Separate Lounge
- Downstairs cloakroom
- Spacious Kitchen/diner
- En-suite shower room
- Garage and driveway
- 7 years left on the NHBC
- EV charging point



Entrance hallway

Lounge 4.62 x 3.09 (15'1" x 10'1")

Cloakroom

Kitchen/diner 3.20 x 8.40 (10'5" x 27'6")

First floor landing

Bedroom one 3.53 x 3.88 (11'6" x 12'8")

En-suite shower room

Family bathroom 1.70 x 3.12 (5'6" x 10'2")

Bedroom three 3.38 x 3.12 (11'1" x 10'2")

Bedroom five 2.34 x 2.17 (7'8" x 7'1")

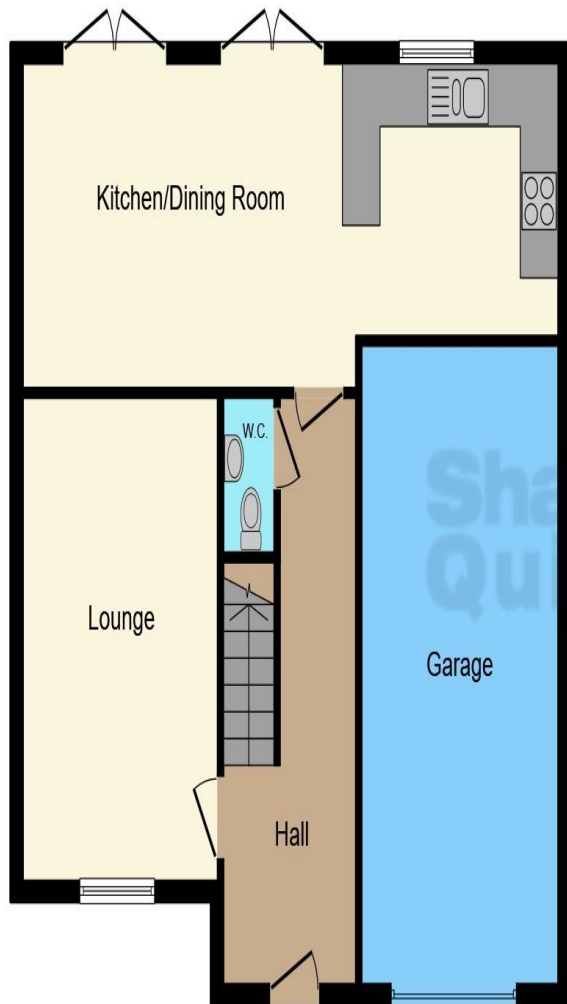
Bedroom four 3.46 x 3.09 (11'4" x 10'1")

Bedroom two 3.96 x 3.09 (12'11" x 10'1")

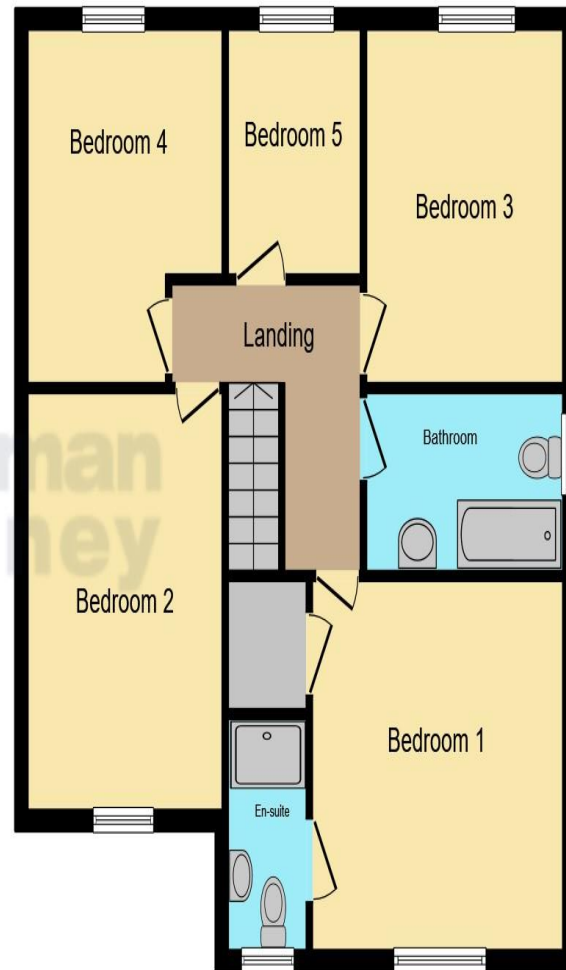
Outside: Tarmac drive to the front providing off road parking, leading to the integral garage. Enclosed rear garden, patio area and laid to lawn.

Agent's notes: The Vendor has informed us that there is an annual management fee of approximately £230 for the managed freehold.





Ground Floor



First Floor

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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