



Ayres Grove, Whittlesey Peterborough
Offers In Excess Of £325,000 Freehold

**Sharman
Quinney**

Key Features



- Newly Built Detached Bungalow
- Three Bedrooms, Master with En Suite
- Impressive 21' Open Plan Kitchen/Lounge
- Ten fitted Solar Panels
- Double Width Block Paved Driveway
- Benefitting from No Onward Chain
- Low Maintenance, Secluded Rear Garden
- Central Town Location

Entrance Hall

Bedroom One
3.94m x 3.24m (12'9" x 10'6") maximum into recess.

En-Suite Shower Room

Bedroom Two
2.77m x 3.21m (9'1" x 10'5") maximum into recess.



Bedroom Three
2.16m x 2.65m (7'1" x 8'7").

Shower Room

Kitchen/Dining/Living
4.44m x 6.62m (14'5" x 21'7") maximum into
recess. Bi-folding doors to the rear garden.

Outside

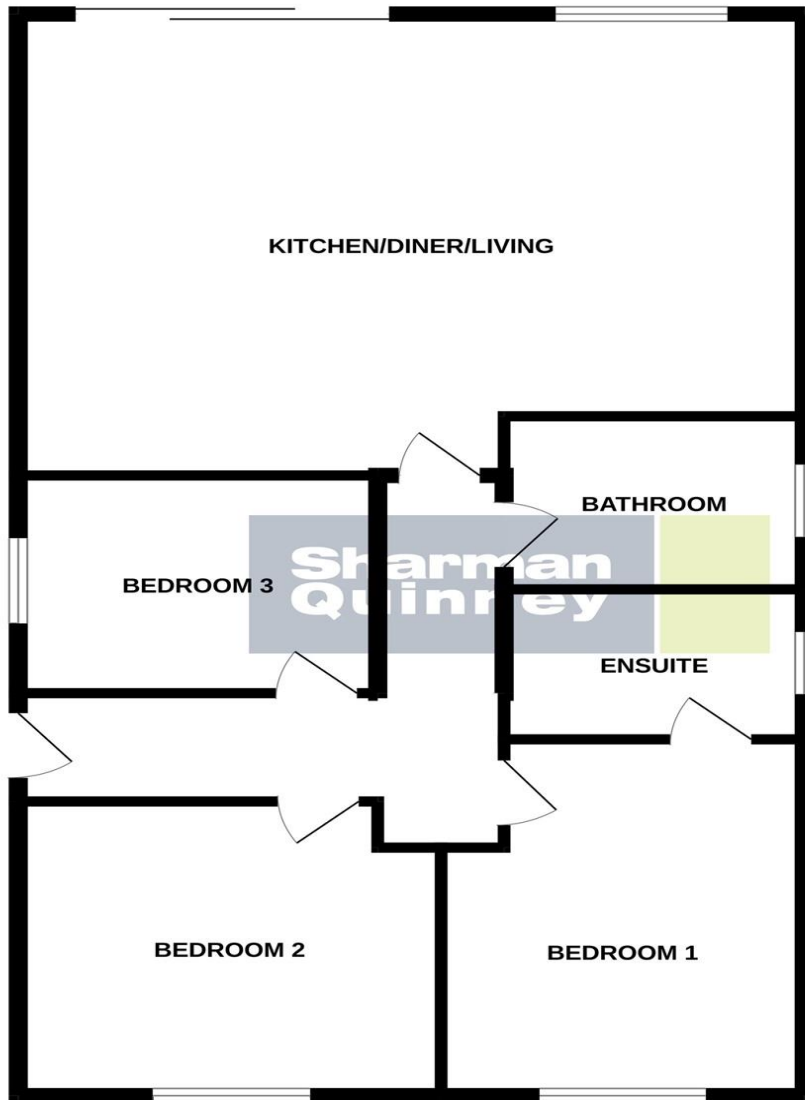
Double width block paved driveway to the front
offering off road parking for several vehicles with
fitted EV point. Sunny aspect to the secluded rear
garden, mainly laid to lawn with a block paved
pathways and patio area. Gated access to the
side.

Agents Note:

This property is part of a larger title that includes
other properties that are not included in this sale.
The creation of a new title for the property being
sold will be undertaken during the conveyance in
preparation for completion. Your conveyancer will
take the necessary steps and advise you
accordingly.



GROUND FLOOR



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

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

 whittlesey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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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: WHT204772 - 0011

