



James Gardens, Whittlesey Peterborough
Offers In The Region of £300,000 - £325,000 Freehold

**Sharman
Quinney**

Key Features



- Separate dining room and study
- UPVc double glazed conservatory
- En-suite shower room
- Single garage and driveway
- Low maintenance, secluded rear garden
- Cul de sac location
- Walking distance into town
- Benefitting from no onward chain

Entrance hall

Living room 5.65m x 3.7m (18'5" x 12'1")
maximum into bay window. Double doors to:

Dining room 3.47m x 2.86m (11'4" x 9'4") door to:

Study 3.3m x 2.2m (10'8" x 7'2") door leading to
the garage

Conservatory 3.4m x 2.5m (11'1" x 8'2") double
doors leading to the rear garden



Kitchen 3m x 3.5m (9'8" x 11'5")

Bedroom one 3.76m x 3.33m (12'3" x 10'9")
minimum excluding recess and wardrobes

En-suite shower room

Bedroom two 3.5m x 3.33m (11'5" x 10'9")

Bathroom

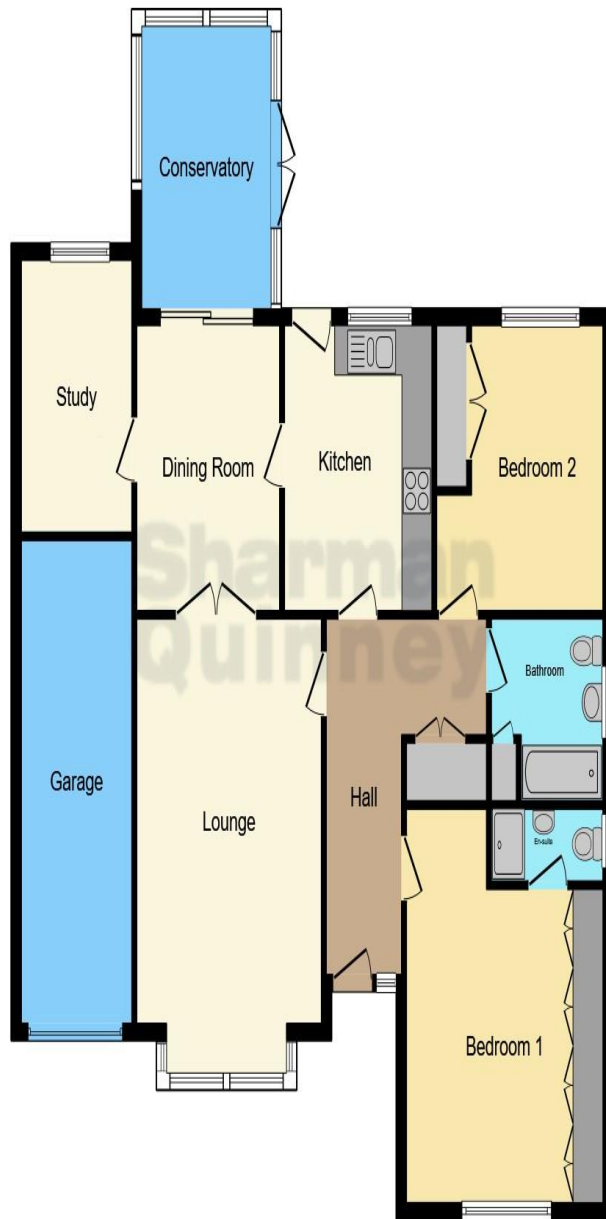
Outside: Block paved driveway to the side leading to the single garage, laid to gravel with ornamental shrubs and paved pathways. Secluded, low maintenance, rear garden laid to lawn with large paved patio area, gravelled areas and paved pathways. A variety of ornamental shrubs and tree.

Garage 6.1m x 2.47m (20' x 8'1")

Agents Note:

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.





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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 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.

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