



Burnt House Road, Whittlesey Peterborough
Guide Price £300,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two reception rooms and conservatory
- Two en-suites and balcony to the master bedroom
- Garage and good size garden
- Views over open countryside to the front
- Benefitting from no onward chain

Entrance hall

Living room 5.35m x 3.58m (17'6" x 11'8")
maximum into recess. Archway to:

Dining room 3.6m x 2.87m (11'8" x 9'4")

Conservatory 3.56m x 2.8m (11'7" x 9'2")



Downstairs cloakroom

Kitchen 3.54m x 3.42m (11'6" x 11'2")

Utility room

Integral garage 5.1m x 2.72m (16'7" x 8'9")

First floor landing

Bedroom one 3.2m x 4.65m (10'5" x 15'3")
maximum into recess. Balcony overlooking the
rear garden.

En-suite bathroom

Bedroom two 3.15m x 4.47m (10'3" x 14'7")
maximum into recess

En suite shower room

Bedroom three 3.9m x 2.96m (12'8" x 9'7")

Bedroom four 2.92m x 2.78m (9'6" x 9'1")

Family bathroom

Outside: Double gates to the front leading to a
large block paved driveway with a single integral
garage. Good size rear garden mainly laid to lawn
with paved patio area and a variety of ornamental
trees.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation

Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information

Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent

information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase

price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the

Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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: WHT203668 - 0004

