



Peterborough Road, Whittlesey Peterborough  
**Guide Price £120,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Benefitting from no onward chain
- 15' Lounge and study area
- En-suite shower room
- Extended bungalow with 18' attic room
- Garage and large workshop

Entrance vestibule

Kitchen 3.06m x 2.62m (10' x 8'7")

Lounge 5.65m x 4.58m (18'6" x 15') minimum excluding recess. Spiral staircase to first floor

Inner hallway

Bedroom two 3.67m x 3.33m (12' x 10'11") minimum excluding recess



Bathroom

Hallway/study area 3.06m x 2.75m (10' x 9')  
maximum into recess

Inner hallway

Bedroom one 3.73m x 2.9m (12'3" x 9'6")  
minimum excluding recess

En-suite shower room

Utility room

Lean-to/garden room 5.43m x 4.09m (17'10" x  
13'5") maximum including recess

Attic room 5.56m x 3.22m (18'3" x 10'7")  
maximum with restricted head space

Outside: Off road parking to the front. Rear  
garden mainly laid to lawn with paved patio area.  
Access to the garage and large workshop to the  
rear via a lane to the left of the bungalow.

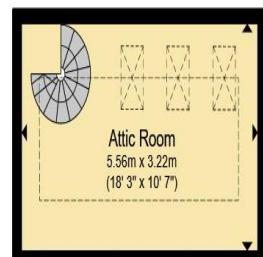
Workshop 6.18m x 5.18m (20'3" x 17')

Garage 5.6m x 3.11m (18'4" x 10'2")

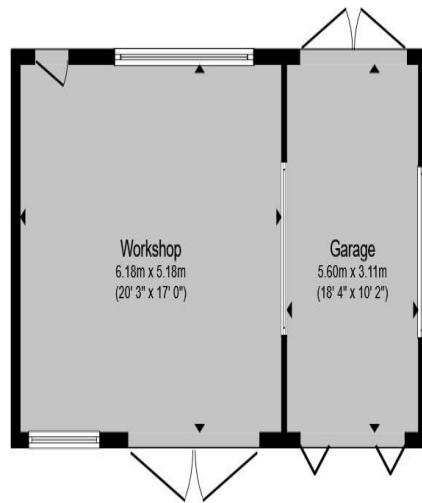




**Ground Floor**



**First Floor**



**Outbuilding**

Total floor area 162.2 m<sup>2</sup> (1,746 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

Sharman  
Quinney

To view this property call Sharman Quinney on:  
**01733 205000**

# Selling your property?

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

 01733 205000

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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: WHT203811 - 0003

