



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

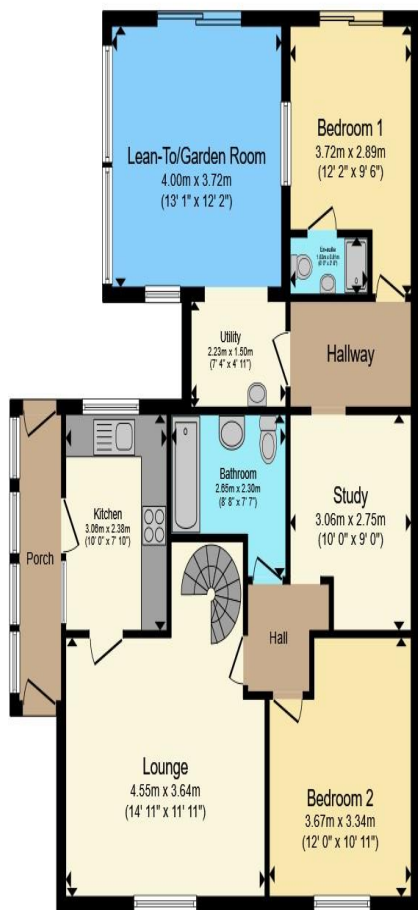
Attic room 5.56m x 3.22m (18'3" x 10'7")  
maximum with restricted head space

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.

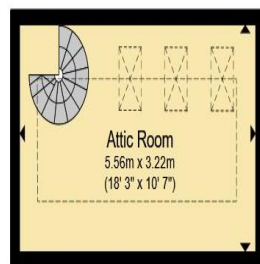
Workshop 6.18m x 5.18m (20'3" x 17')

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

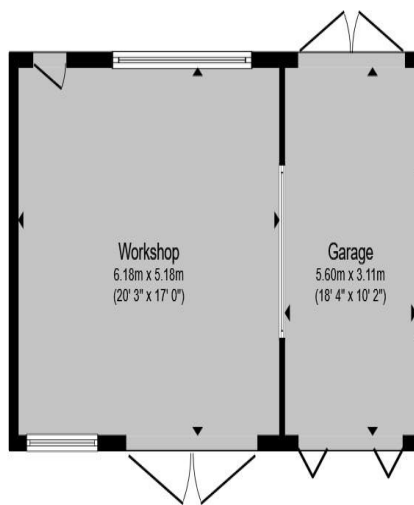




**Ground Floor**



**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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