



St. Andrews Place, Whittlesey Peterborough  
**Offers in the Region of £290,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Period detached house
- Two reception rooms
- Rear garden room
- Four-piece family bathroom
- Upstairs cloakroom

Entrance hall

Lounge 3.4m x 3.5m (11'11" x 11'5")

Dining area 3.3m x 3.5m (11'1" x 11'5") opening to:

Kitchen 3m x 2.5m (9'8 x 8'4")

Garden room 2.1m x 3.2m (6'9" x 10'5")

Utility

Inner hallway

Downstairs bathroom Four-piece suite

First floor landing



Bedroom one 3.3m x 3.4m (11'1" x 11'4")  
maximum into recess

Bedroom two 3.5m x 2.5m (11'5" x 8'4")  
maximum into recess

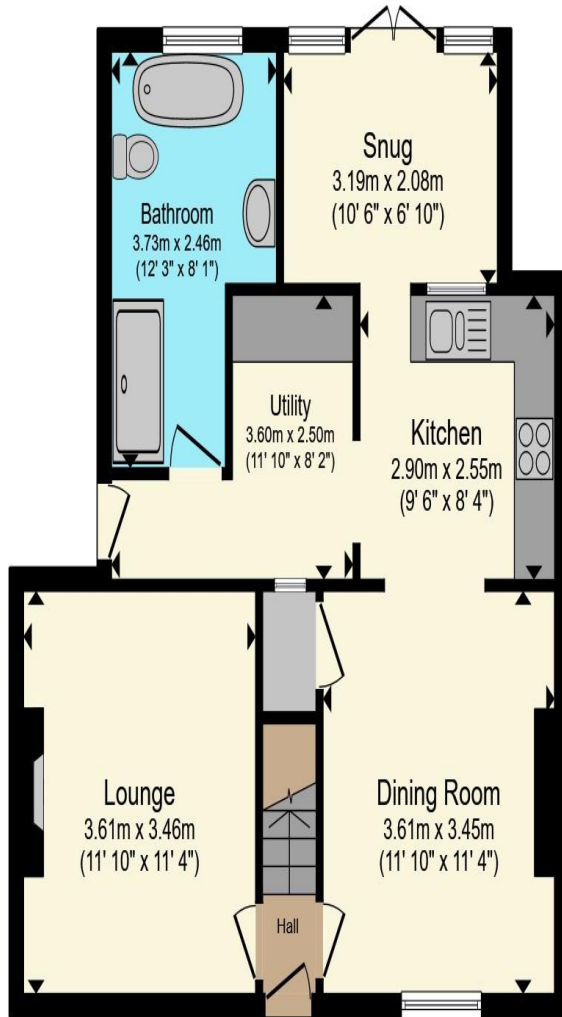
Bedroom three 3m x 2.6m (10' x 8'7")

Upstairs cloakroom

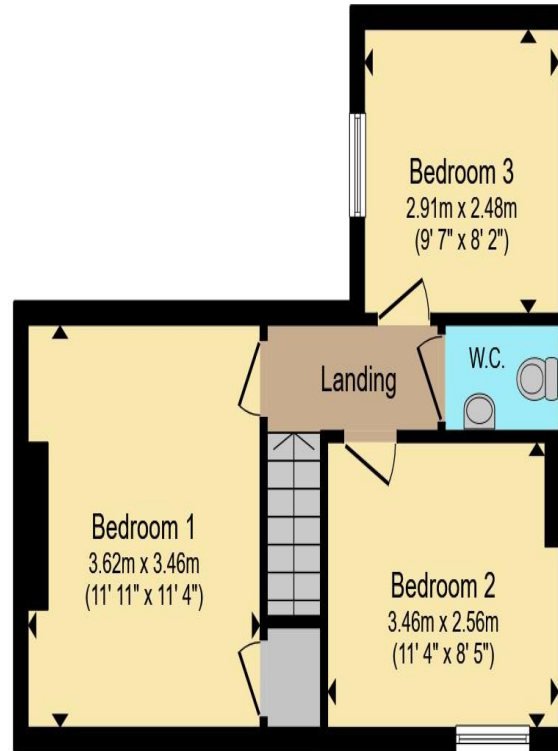
Outside: Laid to gravel at the side, providing off road parking for two vehicles. Secluded rear garden mainly laid to lawn with patio area and timber built pergola with electric connected, period feature wall to the rear.

Under the terms of the Estate Agency Act 1979 (section 21), please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies.





**Ground Floor**



**First Floor**

Total floor area 94.8 m<sup>2</sup> (1,021 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: WHT204920 - 0001

