



Marshland Drive, Whittlesey Peterborough

£210,000 Freehold

**Sharman
Quinney**

Key Features



- 8 years left on the NHBC
- Popular cul de sac location
- 15' Living room and 12' kitchen
- Downstairs cloakroom
- Good condition throughout
- Parking for two vehicles
- Good size rear garden

Entrance hall

Downstairs cloakroom

Living room 4.62m x 2.83m (15'2" x 9'3")
maximum into recess

Kitchen/breakfast room 2.49m x 3.89m (8'2" x 12'8")



First floor landing

Bedroom one 2.5m x 3.88m (8'2" x 12'7")

Bedroom two 2.6m x 3.88m (8'5" x 12'7")
maximum into recess

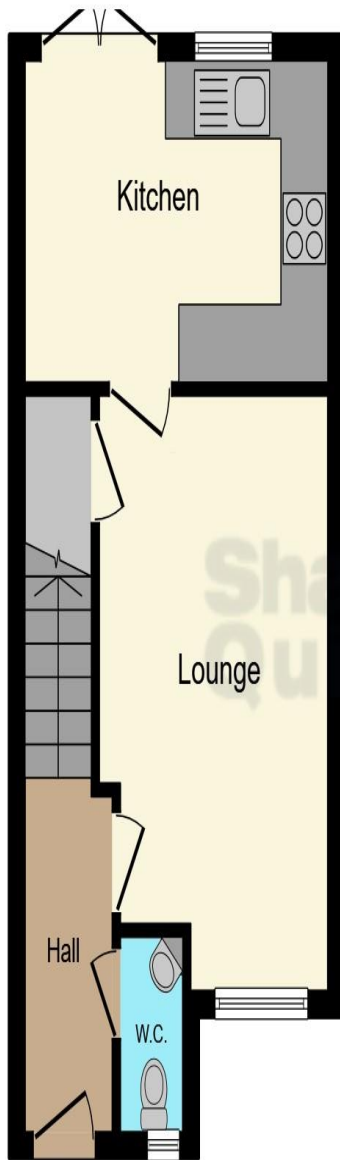
Bathroom

Outside: Two parking spaces to the front. Good size rear garden mainly laid to lawn with stepping-stone paving leading to a paved patio area at the bottom of the garden.

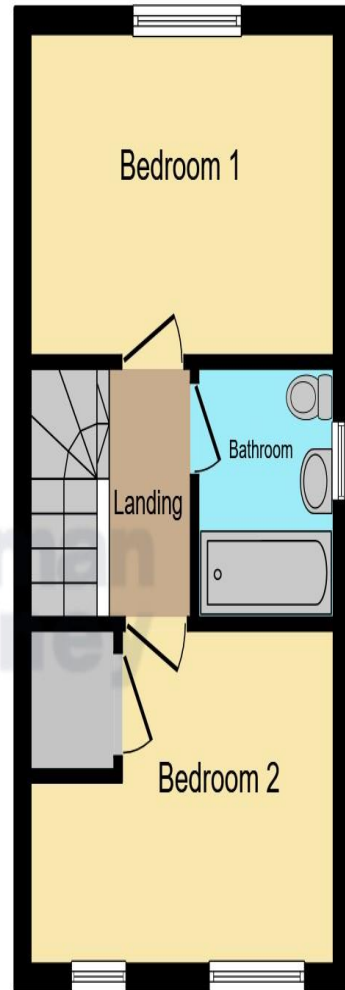
Agent's notes: The Vendors have informed us that there is a management charge of approximately £230 per annum.

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your Conveyancer will take the necessary steps and advise you accordingly.





Ground Floor



First Floor

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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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: WHT204660 - 0008

