



Falcon Lane, Whittlesey Peterborough
£200,000 Freehold

**Sherman
Quinney**

Key Features



- Semi-detached period property
- Refurbished throughout
- Downstairs family room/bedroom
- Downstairs bathroom
- Off road parking and small garden area
- Town centre location
- Close to many local amenities
- Benefitting from no onward chain

Living area 3.25m x 3.63m (10'7" x 11'9")
minimum excluding recess

Kitchen 2m x 4.9m (6'6" x 16'1") maximum
including walkway

Family room/downstairs bedroom 2.63m x 3m
(8'6" x 9'9")

Bathroom



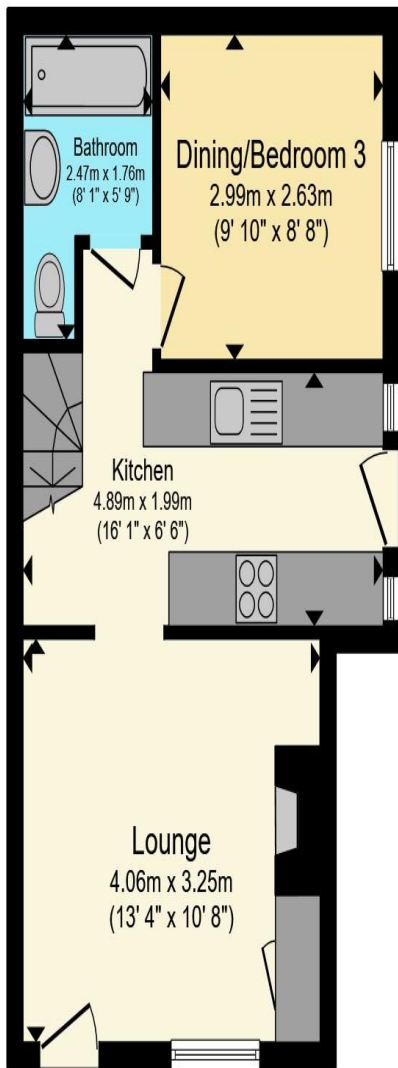
First floor landing

Bedroom one 2.37m x 3.46m (7'8" x 11'4")
minimum excluding recess

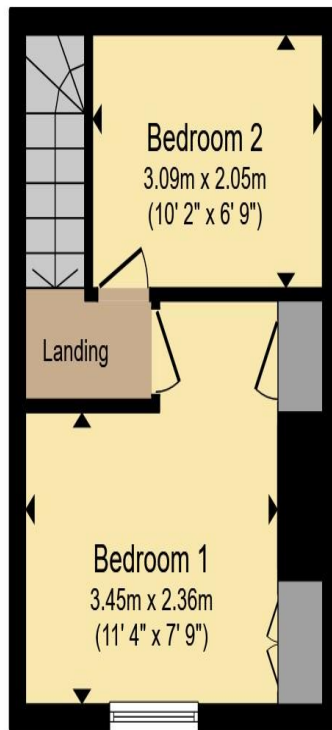
Bedroom two 2.04m x 3.1m (6'7" x 10'2")

Outside: Timber double gated access providing off road parking. Laid to block paving, providing a small patio garden area, enclosed by timber fencing.





Ground Floor



First Floor

Total floor area 58.1 m² (625 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

**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

 46a Market Street, Whittlesey, PETERBOROUGH,
Cambridgeshire, PE7 1BD

 whittlesey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



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: WHT205063 - 0003

