



Burnt House Road, Whittlesey Peterborough
Guide Price £270,000 Freehold

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two reception rooms and conservatory
- Two en-suites and balcony to the master bedroom

Entrance hall

Living room 5.35m x 3.58m (17'6" x 11'8") maximum into recess. Archway to:

Dining room 3.6m x 2.87m (11'8" x 9'4")

Conservatory 3.56m x 2.8m (11'7" x 9'2")

Downstairs cloakroom

Kitchen 3.54m x 3.42m (11'6" x 11'2")

Utility room

Integral garage 5.1m x 2.72m (16'7" x 8'9")

First floor landing



Bedroom one 3.2m x 4.65m (10'5" x 15'3") maximum into recess. Balcony overlooking the rear garden.

En-suite bathroom

Bedroom two 3.15m x 4.47m (10'3" x 14'7") maximum into recess

En suite shower room

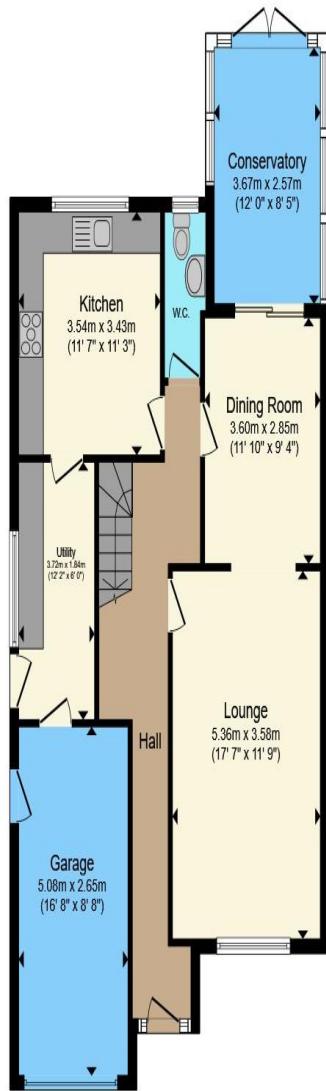
Bedroom three 3.9m x 2.96m (12'8" x 9'7")

Bedroom four 2.92m x 2.78m (9'6" x 9'1")

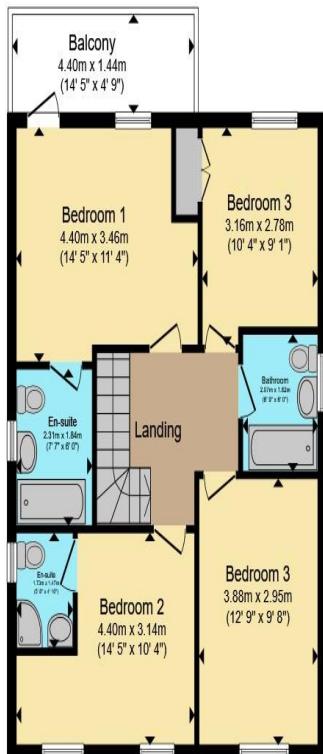
Family bathroom

Outside: Double gates to the front leading to a large block paved driveway with a single integral garage. Good size rear garden mainly laid to lawn with paved patio area and a variety of ornamental trees.





Ground Floor



First Floor

Total floor area 156.0 m² (1,680 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

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

 whittlesey@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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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.

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