



Gull Way, Whittlesey Peterborough
Offers Over £220,000 **Freehold**

**Sharman
Quinney**

Key Features



- Benefitting from no onward chain
- 16' Kitchen/diner
- 14 Fitted solar panels
- Fitted shower room
- Electric door to outbuilding
- Enclosed vestibule with gated access
- Off road parking
- 16' Living room

Secure vestibule entrance with gated access

Outbuilding 5.18m x 2.79m (17' x 9'2") with electric operated door. This was the garage but the vestibule restricts access but this can be changed to a car-port providing vehicle access

Entrance hall

Living room 3.45m x 5.05m (11'4" x 16'7") maximum into recess



Kitchen/breakfast room 5.08m x 3.18m (16'8" x 10'5")

Bedroom one 3.91m x 3.45m (12'10" x 11'4")
maximum into recess

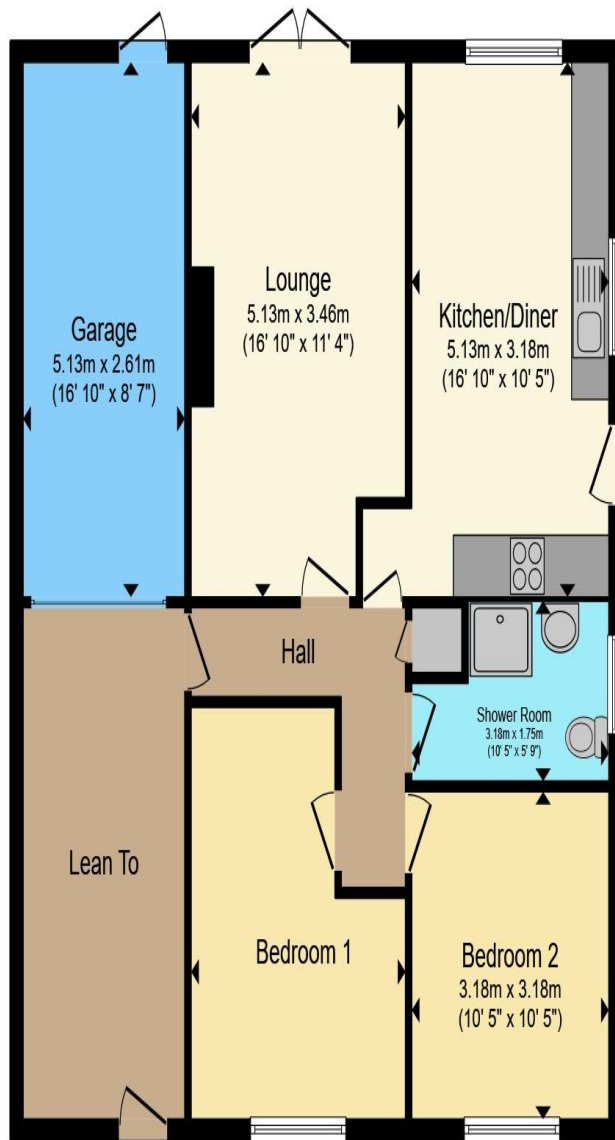
Bedroom two 3.15m x 3.17m (10'4" x 10'5")

Shower room

Outside: Mainly laid to gravel to the front with driveway to the side. Large vestibule entrance, this was a car-port giving access to the ex-garage, which is now an outbuilding but could be changed back. Electric operated door.

Enclosed rear garden mainly laid to lawn with gravelled and paved patio areas and ornamental shrubs.





Total floor area 97.0 m² (1,044 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
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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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