



Church Street, Whittlesey Peterborough  
**Offers In The Region of £220,000 - £230,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Benefitting from no onward chain
- 15' Lounge
- Separate dining room
- 14' Kitchen/breakfast room
- Off road parking
- Enclosed rear garden
- Walking distance into town
- Close to many local amenities

Kitchen/breakfast room 4.29m x 3.76m (14'1" x 12'4") door to:

Lounge 4.65m x 4.42m (15'3" x 14'6") maximum including staircase, door to:

Dining room 3.68m x 4.39m (12'1" x 14'5")





### First floor landing

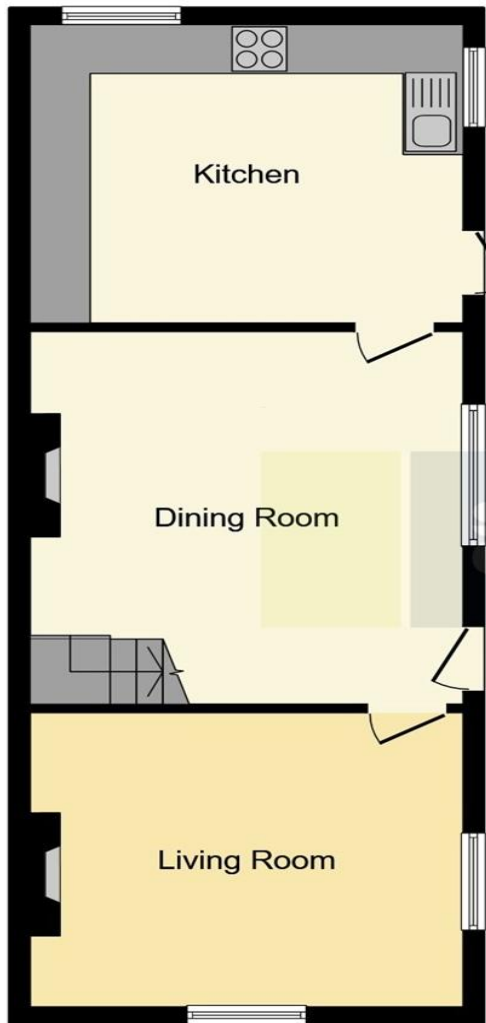
Bedroom one 4.42m x 3.68m (14'6" x 12'1")  
maximum into recess

Bedroom two 4.44m x 2.77m (14'7" x 9'1")  
maximum into recess

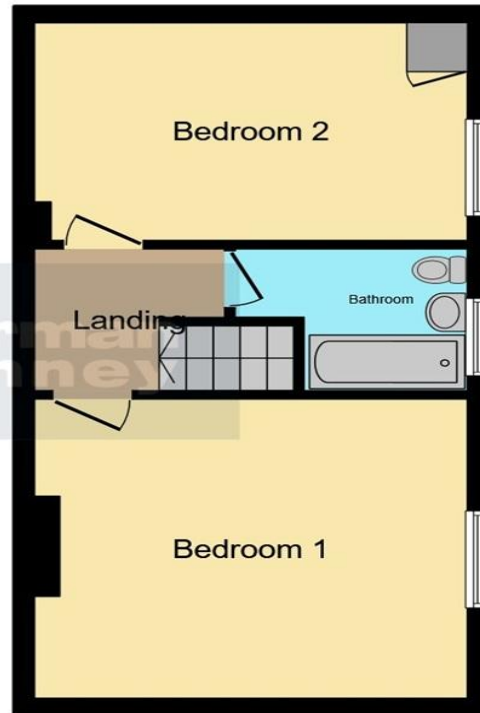
### Bathroom

Outside: The property fronts on to the pathway with driveway to the side providing off road parking for several vehicles. Gated access leads through to the rear garden which is laid to gravel with shrub borders and trees, further access to an enclosed paved patio with seating area.





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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: WHT204941 - 0002

