Wetland Way, Whittlesey Peterborough

Guide Price £260,000 - £270,000 **Freehold**

Sharman Quinney

Key Features

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- NHBC from 2021
- 18' Lounge with French doors to the garden
- 18' Kitchen/diner
- Downstairs cloakroom and utility room
- 18' Master bedroom

Entrance hall

Lounge 5.61m x 3.11m (18'5" x 10'2")

Kitchen/diner 5.62m x 2.82m (18'5" x 9'3")

Utility room 1.90m x 1.58m (6'3" x 5'2")

Downstairs cloakroom

First Floor

Bedroom one 5.64m max x 3.17m (18'6" x 10'5") maximum into recess

En-suite shower room

Bedroom two 3.24m x 2.58m (10'8" x 9'2")

maximum into recess

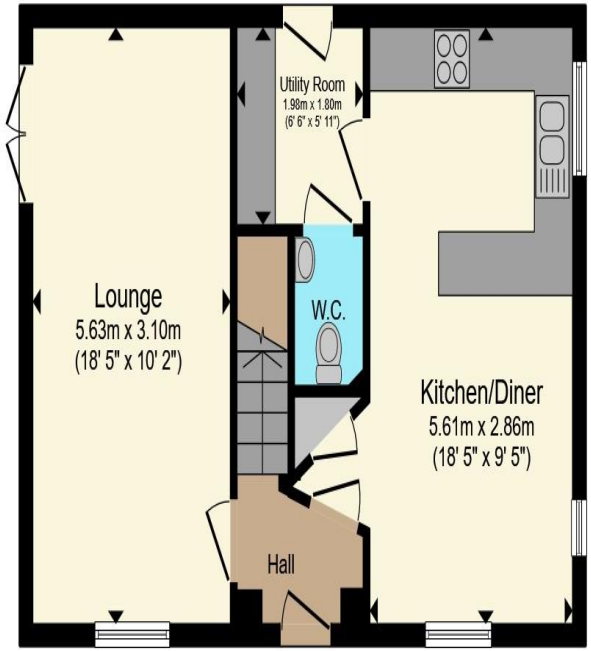
Bedroom three 2.82m x 2.30m (9'3" x 7'7")

Family bathroom

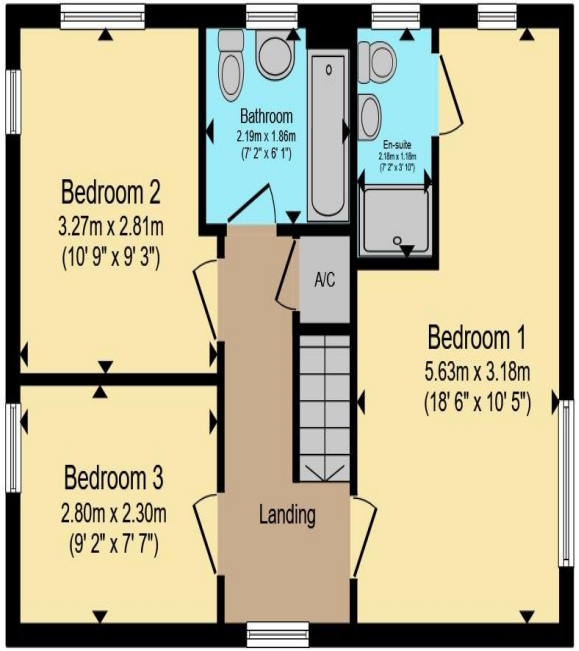
Outside: Small open plan front and side gardens laid to lawn with ornamental shrubs and paved pathway leading to the entrance door. Off road parking to the rear for two vehicles. Gated access to the rear garden, partly walled and mainly laid to lawn with a timber decking area from the lounge and an additional patio area to the rear of the garden.

Agent's notes: The vendor has informed us that there is a management fee of approximately £250 per annum.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor



First Floor

Total floor area 95.1 m² (1,024 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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SCAN ME

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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. 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: WHT204910 - 0009

The Property Ombudsman