



Arborfield Close, Helpston, Peterborough
£310,000 **Freehold**

**Sharman
Quinney**

Key Features



- Village Location
- Three Bedrooms
- Conservatory
- Cul De Sac
- Overlooking Open Fields to Rear

Accommodation Includes

Entrance Hall

Lounge

3.34m x 4.99m (10'11" x 16'4").

Dining Room

2.87m x 3.79m (9'5" x 12'5").

Kitchen

1.67m x 4.97m (5'5" x 16'3").

Utility Room

1.62m x 3.42m (5'3" x 11'2").

Conservatory





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), 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.focalagent.com

Bathroom

First Floor Landing

Bedroom One
2.85m x 3.56m (9'4" x 11'8").

Bedroom Two
2.52m x 4.02m (8'3" x 13'2").

Bedroom Three
2.44m x 2.92m (8' x 9'7").

Outside
To the rear the private enclosed garden backs onto open fields, is laid to lawn with mature borders, raised decking area, oil tank, access via a side gate.
To the front there's a gravelled driveway providing parking for several vehicles.

Agents Note

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.

To view this property call Sharman Quinney on:
01778 343322

Selling your property?

Contact us to arrange a **FREE**
home valuation.

 01778 343322

 25 Market Place, Market Deeping,
PETERBOROUGH, Cambridgeshire, PE6 8EA

 marketdeeping@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:

MRD204602 - 0003