



Sharman
Quinney
www.sharmanquinney.co.uk
01753 673333
for sale

Godwit Close, Whittlesey Peterborough
Offers In The Region Of £160,000 - £165,000 Freehold

**Sharman
Quinney**

Key Features



- Two bedrooms
- 14' Lounge and 13' kitchen
- Open plan design downstairs
- Off road parking
- Enclosed rear garden
- Cul de sac location
- Close to many local amenities
- Benefitting from no onward chain

Entrance hall

Lounge 4.38m x 3.05m (14'4" x 10') maximum into recess

Kitchen 3.97m x 1.81m x (13' x 5'11")

First floor landing

Bedroom one 3.97m x 2.96m (13' x 9'9") maximum into recess

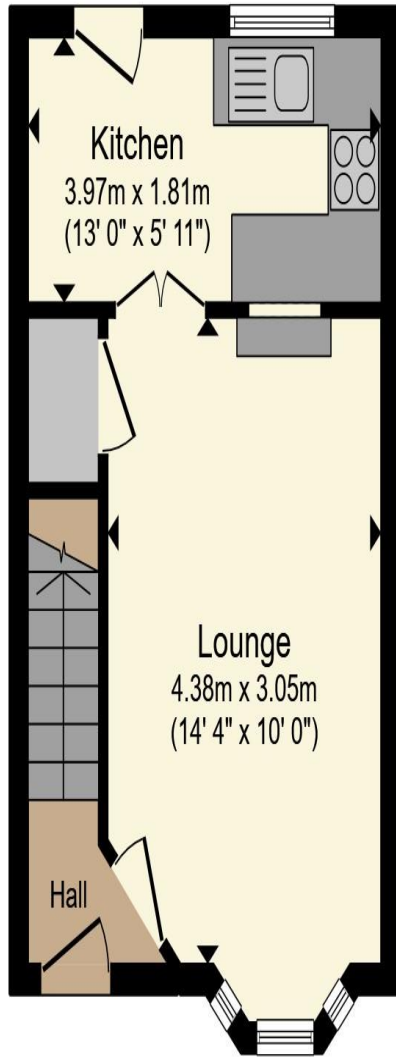
Bedroom two 3.29m x 2.05m (10'10" X 6'9") maximum into recess



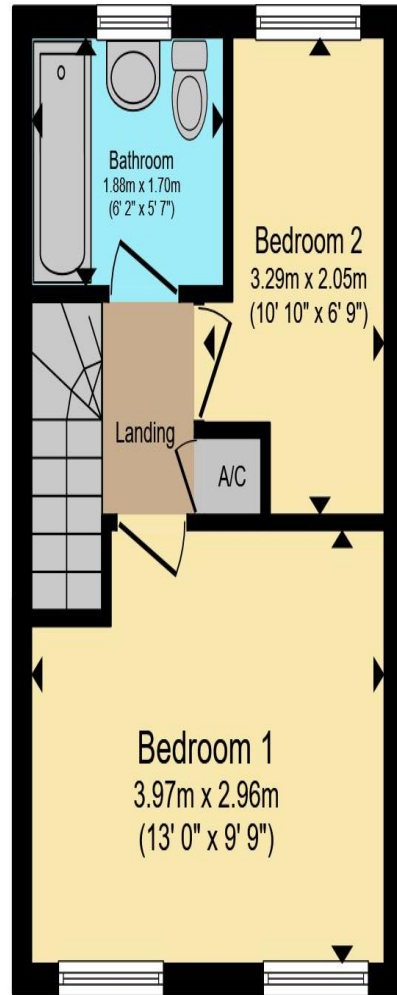
Bathroom

Outside: Small open plan lawn area to the front. Enclosed rear garden, mainly laid to lawn with paved patio area. Designated parking space, close by to the property.





Ground Floor



First Floor

Total floor area 51.0 m² (549 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
Quinney**

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01733 205000

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 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: WHT205039 - 0004

