



Briggate East, Whittlesey Peterborough  
**£300,000 Freehold**

**Sharman  
Quinney**



# Key Features



- 17th Century, Grade II listed cottage
- Many period features throughout
- Impressive 25' kitchen/snug/dining room
- Conservatory leading to the rear garden
- Downstairs utility room and WC

Entrance hall

Living room 4.54m x 4.42m (14'11" x 14'6")  
maximum into recess

Kitchen/snug/dining room 7.82m x 4.42m (25'8" x 14'6")  
maximum into recess

Conservatory 2.8m x 2.27m (9'2" x 7'8")

Utility room 2.57m x 2.28m (8'5" x 7'6") door to:  
Downstairs WC

First floor landing

Bedroom one 5.17m x 4.31m (17' x 14'2")  
maximum into recess

Bedroom two 4.33m x 3.8m (14'2" x 12'6")  
maximum into recess

Family bathroom

Outside: Enclosed, south facing, rear garden  
mainly laid to lawn with paved patio and pathway.  
Rear gated access, leading to the two allocated  
parking spaces.





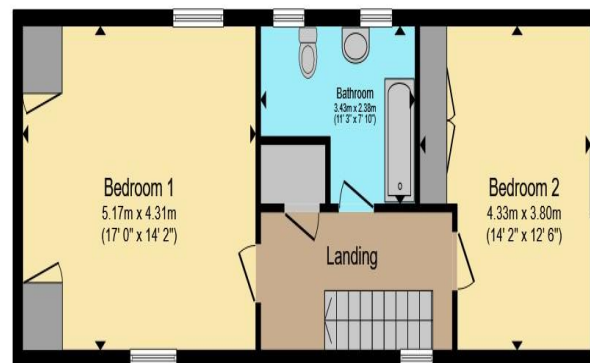
Agents Note:

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.





**Ground Floor**



**First Floor**

Total floor area 124.5 m<sup>2</sup> (1,340 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](http://www.propertybox.io)

**Sharman  
Quinney**

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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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: WHT204680 – 0001 - AML

