



Mallard Close, Whittlesey Peterborough
£250,000 Freehold

**Sharman
Quinney**

Key Features



- 17' Living room
- Conservatory/sunroom
- Long driveway
- Low maintenance gardens
- Secluded rear garden
- Cul de sac location
- Close to many local amenities
- Benefitting from no onward chain



Kitchen 3.47m x 2.98m (11'5" x 9'9")

Living room 5.23m x 3.38m (17'2" x 11'1")

Inner hallway

Bedroom one 3.58m x 3.33m (11'9" x 10'11")
maximum into recess

Bedroom two 3.58m x 3.04m (11'9" x 10') door
leading into:

Conservatory/sunroom 3.4m x 2.45m (11'2" x 8')
solid roof

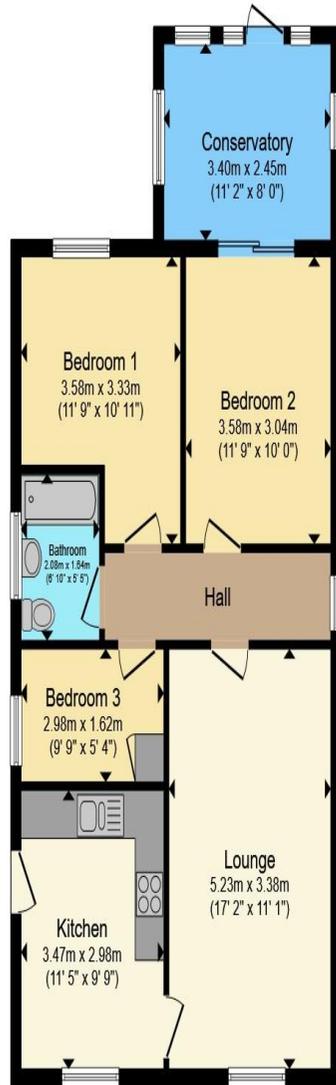
Bedroom three 2.98m x 1.62m (9'9" x 5'4")

Bathroom

Outside: Laid to gravel at the front with
ornamental shrubs and dwarf wall. Parking to the
side providing off road parking for several vehicles
and possibly a motorhome/caravan. Secluded rear
garden mainly laid to paving stones with gravel
areas and ornamental dwarf wall leading to
additional paved patio area.

Agents Note: It is our understanding that the
Property is not registered at the Land Registry
which is the case with a significant proportion of
land across England and Wales. Your Conveyancer
will take the necessary steps and advise you
accordingly.





Ground Floor

Total floor area 74.5 m² (802 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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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: WHT204964 - 0001

