



Newlands Road, Whittlesey Peterborough
Offers in Excess of £240,000 - £250,000 Freehold

**Sharman
Quinney**

Key Features



- 15' Lounge and 15' kitchen/diner
- Downstairs cloakroom
- Modern fitted kitchen and bathroom
- Gas central heating and UPVc double glazing
- Garage and driveway

Entrance hall
Downstairs cloakroom

Lounge 4.68m x 4.49m (15'4" x 14'9") maximum into recess

Kitchen/diner 4.65m x 2.62m (15'3" x 8'7")

First floor landing

Bedroom one 3.58m x 4.36m (8'6" x 14'4") maximum into recess

Bedroom two 2.80m x 2.61m (9'2" x 8'7")

Bedroom three 2.61m x 1.97m (8'7" x 6'6")

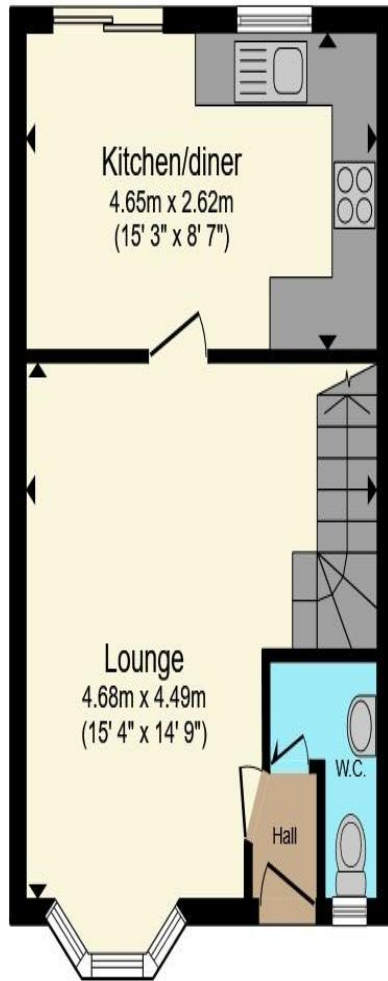
Family bathroom



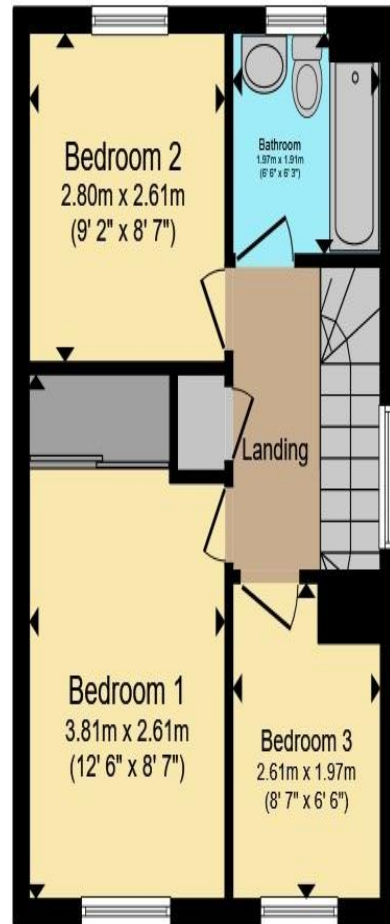
Outside: The front is laid to gravel, so could easily accommodate additional parking with ornamental shrubs. Driveway to the side, leading to the single garage. Enclosed rear garden, mainly laid to lawn with ornamental shrubs and paved patio area. Garage courtesy door to the rear of the garage leading into the rear garden.

Agents Notes: 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 67.5 m² (726 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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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: WHT205157 - 0005

