

Marshland Drive, Whittlesey Peterborough

Offers In Excess Of £210,000 **Freehold**

Sharman Quinney

Key Features

2 1 B A

- 15ft Lounge and 12ft kitchen/diner
- Two double bedrooms
- Downstairs cloakroom
- Gas central heating & UPVc double glazing
- Off road parking for two vehicles
- Good size secluded rear garden
- Close to many local amenities
- 10 year builder's warranty still valid from 2023







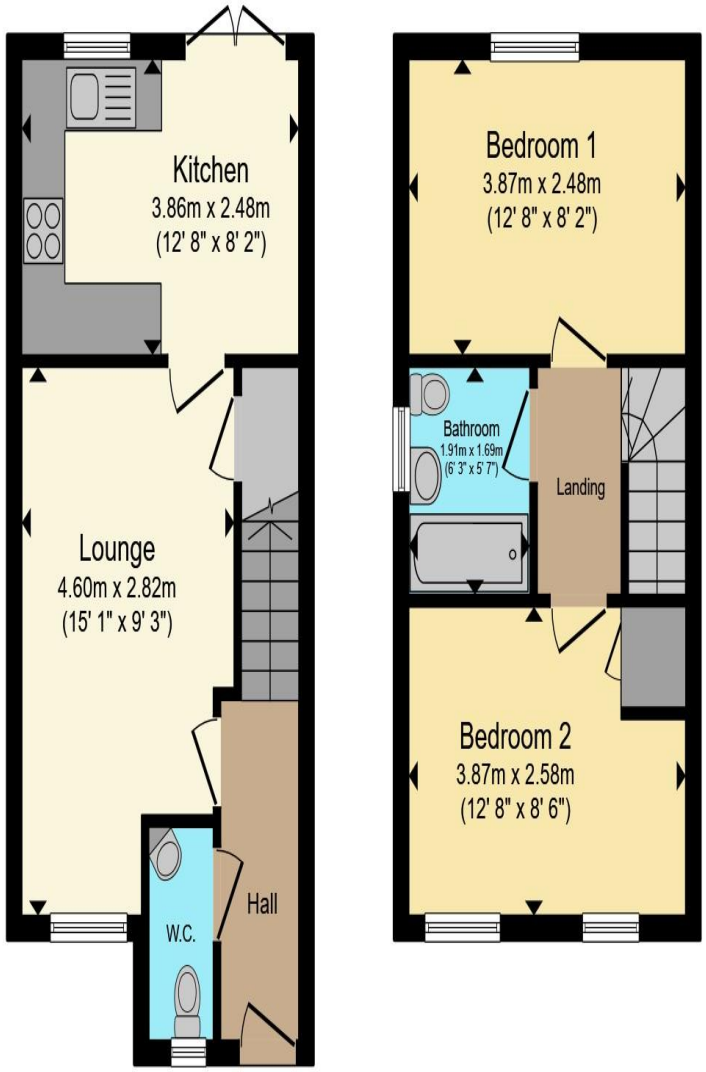
Entrance hall
Downstairs cloakroom
Lounge
Kitchen/diner
First floor landing
Bedroom one
Bedroom two
Family bathroom
Outside: The front has a paved pathway leading to the entrance door with a double width driveway providing off road parking for two vehicles. Secluded, landscaped rear garden, mainly laid to lawn with two paved patio areas and pathway. Gated access leading to the front.

Agent's notes: The Vendor has informed us that there is a management fee of approximately £170 per annum.

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 57.6 m² (620 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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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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. 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: WHT205206 - 0002

The Property Ombudsman