



West End, Whittlesey Peterborough
Offers In Excess Of £250,000 Freehold

**Sharman
Quinney**

Key Features



- Ideal to extend (subject to planning)
- Approx. plot of 0.12 acres
- Two reception rooms and 15' kitchen
- Downstairs wet room and upstairs bathroom
- Updating required throughout
- Walking distance into town with local amenities
- Off road parking for several vehicles
- Benefitting from no onward chain

Porch

Entrance hall

Lounge 3.96m x 3.65m (13' x 12') maximum including recess

Dining room 3.97m x 3.96m (13' x 13) maximum including recess



Inner hall

Kitchen/breakfast room 4.7m x 3.03m (15'5" x 9'11")

Rear lobby

Wet room

First floor landing

Bedroom one 5.18m x 3.65m (17' x 12')

Bedroom two 3m x 3.97m (9'10" x 13') maximum including recess

Bedroom three 1.96m x 2.86m (6'5" x 9'5")

Bathroom

Outside: Off road parking to the front for numerous vehicles. Good size rear garden mainly laid to lawn with decking area and a range of trees and shrubs.

Detached outbuilding





Ground Floor

First Floor

Total floor area 127.0 m² (1,367 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.

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