

Wype Road, Whittlesey

£425,000 OIEO **Freehold**

Sharman Quinney

Key Features

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- Impressive open plan lounge and dining area
- Double sided fireplace to living area
- 22' Kitchen/breakfast room
- En-suite shower room and four-piece bathroom
- New flooring and newly decorated

Entrance hall
Dining area 4.86m x 3.82m opening to:
Lounge area 4.9m x 6.47m
Kitchen/breakfast room 3.2m x 6.68m
Utility room
Bedroom five/study 2.15m x 3.68m maximum into recess
Bedroom three 3.94m x 3.12m
Bedroom two 3.94m x 3.33m
Bedroom four 2.47m x 3.83m minimum excluding recess
Family bathroom four-piece bathroom
Bedroom one 3.8m x 3.63m
En-suite shower room
Garage 5.16m x 3.84m
Outside: The front is laid to lawn with ornamental shrubs, block paved driveway to the side leading to the over-sized garage. Rear garden is laid to







lawn with a large variety of shrubs and a paved patio area.

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

Total floor area 213.6 m² (2,300 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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SCAN ME



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: WHT205239 - 0004

The Property Ombudsman