



Tayberry Way, Whittlesey Peterborough
£280,000 Freehold

**Sharman
Quinney**

Key Features



- Three storey townhouse
- NHBC from 2023
- Impressive 19' master bedroom
- En-suite shower room
- Downstairs cloakroom/utility

Entrance hall

Lounge 4.18m x 3.21m (13'9" x 10'6") maximum into recess

Kitchen/diner 4.49m x 4.23m (14'9" x 13'11") maximum into recess

Downstairs cloakroom/utility room

First floor landing

Bedroom two 5.52m x 3.97m (18'1" x 13') maximum into recess

Bedroom three 4.71m x 3.42m (15'5" x 11'3") maximum into recess



Family bathroom

Second floor landing

Bedroom one 5.82m x 5.52m (19'1" x 18'1")
maximum into recess

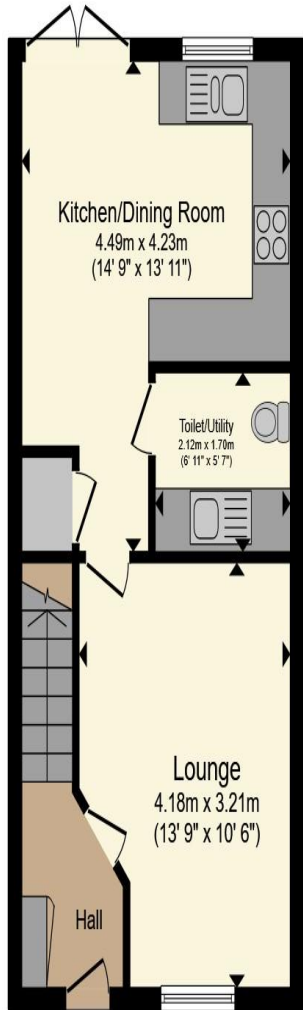
En-suite shower room

Outside: Block paved driveway to the front
providing off road parking for two vehicles.
Enclosed, secluded rear garden mainly laid to
lawn with patio area.

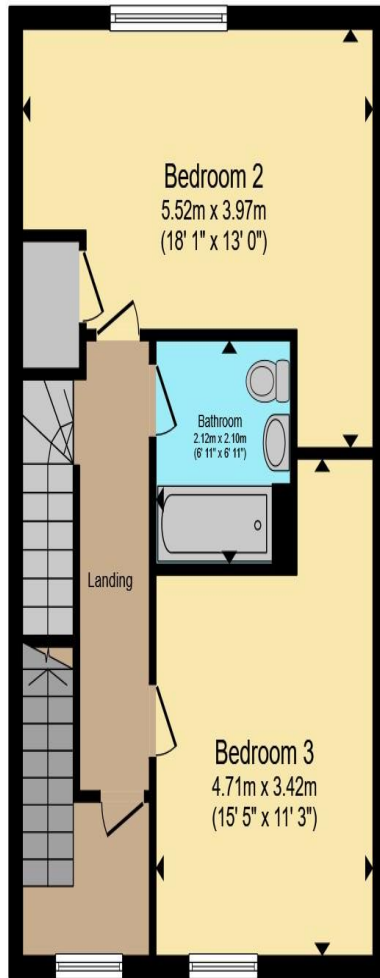
Agent's notes: The Vendor has informed us that
there is a management fee of approximately £250
per annum.

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.

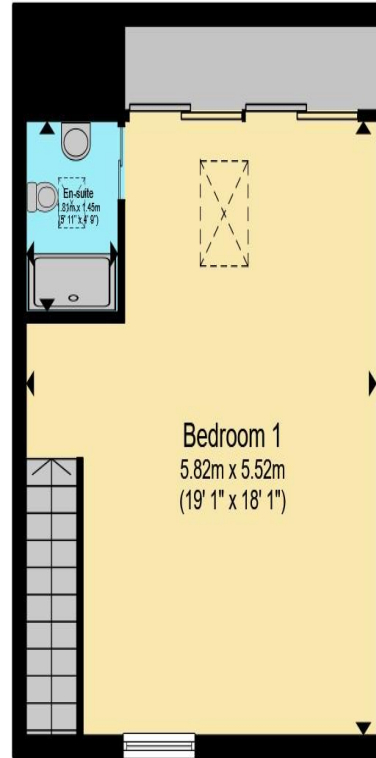




Ground Floor



First Floor



Second Floor

Total floor area 122.7 m² (1,321 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: WHT204919 – 0003 - AML

