



**East Delph**

Whittlesey, Peterborough, PE7 1RH

**£274,995 - Freehold , Tax Band - C**



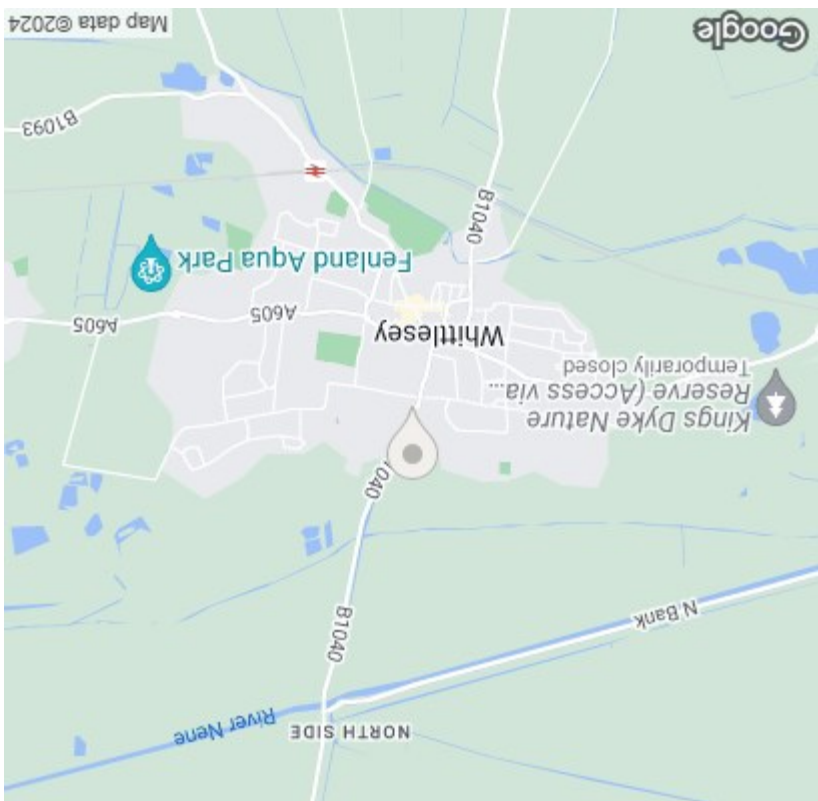
**Floor Plan**



**Viewing**

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Graph**



**Area Map**

**Disclaimer**  
 Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to the signing of contracts.

## East Delph

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City and County are delighted to showcase this charming, Grade II Listed 17th century Thatched cottage, with an abundance of charming and original features. Built of sandstone and features wattle and doab walls. Comprising, gas central heating, beamed ceilings, stone walls, original latch doors, and beautiful fireplaces. Located in the popular Cambridgeshire market town of Whittlesey. The property benefits from well-maintained garden space to the front, and side of the property, with a variety of rose, wisteria, mature shrubs, patio, lawn, shed and mature pond area - all fully enclosed and offering a good degree of privacy. (Potential to create a parking space if required)

The property features an entrance porch, framed by a superb climbing Wisteria over the canopy - front elevation. Access to an entrance hall, a generous sized open plan kitchen/dining area that is fitted with a range of base and eye level units, with access to a refitted three-piece shower room.

Archway leading to the living room with stone built ingle nook fireplace, log burner inset, and beamed ceilings. Door leading to a snug room/study area with another fireplace, a beautiful stone built spiral staircase to the first floor, and a landing leading to two double bedrooms. The master bedroom benefiting from an en-suite cloakroom comprising of a w.c and corner wash hand basin. A beautiful property - well-loved, and looked after by the current owner, the vendor has an interesting documented history of all previous owners. A rare opportunity to purchase this delightful chocolate box cottage, conveniently located within pedestrian access to the market town centre, and local amenities. Well worth a visit - please call today to view.



**Entrance Hall**  
3'1" x 4'11"

**Dining Room**  
10'6" x 11'4"

**Bathroom**  
5'5" x 8'2"

**Kitchen**  
10'5" x 8'2"

**Living Room**  
15'8" x 14'9"

**Family Room**  
14'6" x 15'5"

**Landing**  
4'10" x 5'9"

**Master Bedroom**  
13'0" x 15'10"

**En-Suite Cloakroom**  
2'8" x 6'5"

**Bedroom Two**  
15'4" x 16'0"

**Tenure: Freehold**

