



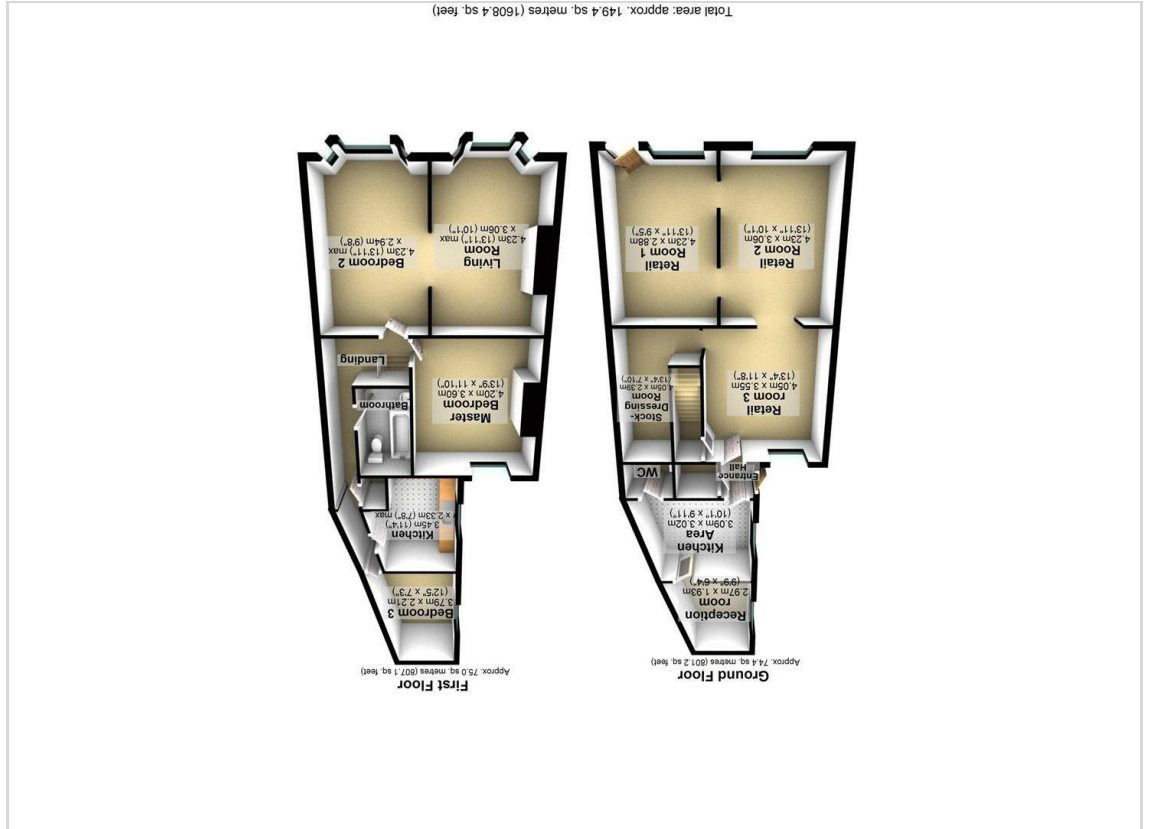
High Causeway

Whittlesey, Peterborough, PE7 1AE

Offers In Excess Of £400,000 - Freehold , Tax Band - A



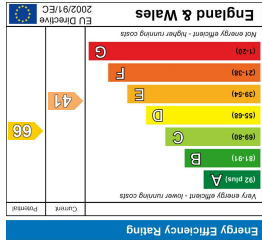
Floor Plan



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



Disclaimer

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 exchange of contracts.

**High Causeway**  
Whittlesey, Peterborough, PE7 IAE

City and County are delighted to present this fantastic purchase opportunity. Nestled on the High Causeway in the heart of the Fenland market town of Whittlesey, Peterborough, this delightful property boasts a rich history dating back to 1906. Spacious retail premises with shop frontage, living accommodation above comprising of a lounge/bedroom, two further double bedrooms, a kitchen and a bathroom. With its characterful features and a former granary to the rear that adds a touch of nostalgia, this semi-detached barn offers a unique opportunity for residential conversion with lapsed planning in place.

The convenience of parking for one vehicle ensures that you'll never have to worry about finding a spot after a long day. Whether you're looking to restore the barn to its former glory or simply enjoy the character of the main property with superb commercial and residential opportunities this property is full of potential and possibilities.

Don't miss out on the chance to own a piece of history in this idyllic location. Book a viewing today and step into a world of endless opportunities with this unique property on High Causeway.

- Retail Room 1**  
13'11" x 9'5"  
Window to the front with two open plan walk ways leading to:
- Retail Room 2**  
13'11" x 10'0"  
Window to the front with an archway leading to:
- Retail room 3**  
13'3" x 11'8"  
uPVC double glazed window to the rear. Open plan to stock dressing room. Doors to:
- Stock- Dressing Room**  
13'3" x 7'10"  
Store or stock room
- Entrance Hall**  
3'10" x 3'4"  
uPVC door to the rear. Door to a storage cupboard and door to:
- Kitchen Area**  
10'2" x 9'11"  
uPVC double glazed window to the side and doors to:



- Reception Room/Bedroom**  
9'9" x 6'4"  
uPVC double glazed window to the side
- WC**  
3'10" x 4'10"  
Fitted with a two piece suite comprising a wash hand basin and low-level WC
- Landing**  
4'5" x 7'10"  
Open plan doors to:
- Master Bedroom**  
13'9" x 11'10"  
uPVC double glazed window to the rear
- Bedroom 2**  
13'11" x 9'8"  
uPVC double glazed bay window to the front. Open plan leading to the living room
- Living Room**  
13'11" x 10'0"  
uPVC double glazed bay window to the front
- Bathroom**  
9'1" x 5'1"  
Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC. Tiled splashbacks and a extractor fan
- Kitchen**  
11'4" x 7'8"  
uPVC double glazed window to the side. Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap. Plumbing for washing machine, space for fridge and electric point for cooker
- Bedroom 3**  
12'5" x 7'3"  
uPVC double glazed window to the side
- Outside**  
To the rear of the site there is a courtyard garden with parking for one vehicle.
- EPC:**  
Ground Floor A1/A2 Retail Premises  
Energy Efficiency Rating: D
- First Floor Apartment  
Energy Efficiency Rating: E

