



Disclaimer

Total area: approx. 149.4 sq. metres (1608.4 sq. feet)

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 exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to City & County. PLEASE NOTE, IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

High Causeway, Whittlesey, Peterborough, PE7 1AE
£369,995

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RETAIL PREMESIS AND SPACIOUS LIVING ACCOMMODATION. City and County are very pleased to offer for sale this superb development opportunity. A fantastic Retail outlet comprising of 74 sq metres, three retail areas plus three storage areas. Located in the heart of the Fenland Market Town of Whittlesey. Above the shop area, also 74 sq metres, is a three bedroomed flat (currently tenanted). Courtyard garden to the rear with parking for one vehicle. A superb project in a prime location. Call the office for further information!

Retail Room 1

13'11" x 9'5" (4.23m x 2.88m)

Window to the front with two open plan walk ways leading to:

Retail Room 2

13'11" x 10'0" (4.23m x 3.06m)

Window to the front with an archway leading to:

Retail room 3

13'3" x 11'8" (4.05m x 3.55m)

uPVC double glazed window to the rear. Open plan to stock dressing room. Doors to:

Stock- Dressing Room

13'3" x 7'10" (4.05m x 2.39m)

Store or stock room

Entrance Hall

3'10" x 3'4" (1.16m x 1.01m)

uPVC door to the rear. Door to a storage cupboard and door to:

Kitchen Area

10'2" x 9'11" (3.09m x 3.02m)

uPVC double glazed window to the side and doors to:

Reception Room/Bedroom

9'9" x 6'4" (2.97m x 1.93m)

uPVC double glazed window to the side

WC

3'10" x 4'10" (1.16m x 1.48m)

Fitted with a two piece suite comprising a wash hand basin and low-level WC

Landing

4'5" x 7'10" (1.34m x 2.40m)

Open plan doors to:

Master Bedroom

13'9" x 11'10" (4.20m x 3.60m)

uPVC double glazed window to the rear

Bedroom 2

13'11" x 9'8" (4.23m x 2.94m)

uPVC double glazed bay window to the front. Open plan leading to the living room

Living Room

13'11" x 10'0" (4.23m x 3.06m)

uPVC double glazed bay window to the front

Bathroom

9'1" x 5'1" (2.76m x 1.54m)

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" (3.45m x 2.33m)

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" (3.79m x 2.21m)

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

