



Rotheray Bungalow, Slate Barn Drove

Whittlesey, Peterborough, PE7 2LU

**Guide Price £195,000**

Richardson

## Rotheray Bungalow

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Three bedroom bungalow in pleasant rural surroundings on a spacious plot. Double glazed throughout with oil fired central heating. Property subject to an Agricultural Occupancy Condition.

### LOCATION

The property is situated on Slate Barn Drove, 3 miles south of Whittlesey and 7 miles south east of Peterborough.

### DESCRIPTION

An established detached bungalow situated on a spacious plot. The property offers three bedrooms, bathroom, kitchen/diner, lounge, utility room, WC and garage storage. The property benefits from double glazing and has oil fired central heating, ample space for parking, an outside shed and a garden along the side of the property.

### HALL

External porch leading into the central hallway. Cupboards for storage and hot water tank.

### LOUNGE (3.66m x 4.41m)

Built in media wall.

### KITCHEN/DINER (5.27m max x 3.25m max)

Low and high level built in cabinets with space for modern appliances. Views out over the countryside. Space for a dining table.

### MAIN BEDROOM (4.21m max x 3.31m)

### BEDROOM 2 (3.1m max x 3.28m max)

### BEDROOM 3 (2.92m x 3.27m)

### BATHROOM (1.66m x 2.21m)

Bath with electric shower over, WC and washbasin.

### UTILITY

WC, door to back garden and housing for oil boiler.

### GARAGE (5.86m x 2.96m)

Currently divided into two with access from the utility and garage door.





## EXTERNAL DETAILS

The property sits on a plot of 0.43 acres (0.18 hectares). The property offers ample off road parking. The garden wraps around two sides of the property with paved and grassed areas. A shed is located on the property that will form part of the purchase.

## COMMUNICATION

Ultrafast broadband is located at the property according to Ofcom. All mobile networks are available at the property according to Ofcom.

## SERVICES

The property benefits from mains water and electricity. Foul drainage is by a private system and central heating is provided by an oil fired boiler.

## POTENTIAL YARD & PADDOCK AREA

The adjoining yard is also available for sale. Further land is available by seperate negotiation.

## COUNCIL TAX

Fenland District Council - Tax Band C.

## AGRICULTURAL OCCUPANCY CONDITION

The attention of potential buyers is drawn to the planning condition placed on the property when first granted planning permission in 1978 which states "The occupation of the dwelling shall be limited to persons employed locally in agriculture as defined in Section 290 of the Town and Country Planning Act 1971, or in forestry, and the dependants of such persons." Further details are available from Richardson on 01780 761651.

## VIEWING

All viewings strictly by appointment through Richardson on 01780 761651 or [jr Richardson@richardsonsurveyors.co.uk](mailto:jr Richardson@richardsonsurveyors.co.uk)

## VAT

VAT is not payable.



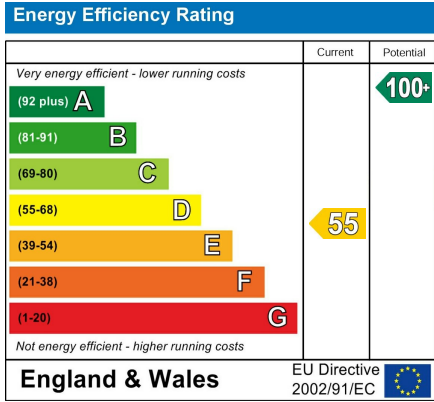
Plan



Area Map



Energy Efficiency Graph



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