



Snoots Road

Whittlesey, Peterborough, PE7 INN

Guide Price £250,000



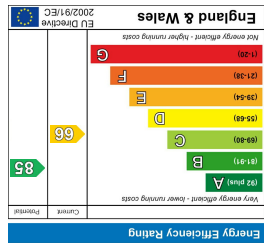
Floor Plan



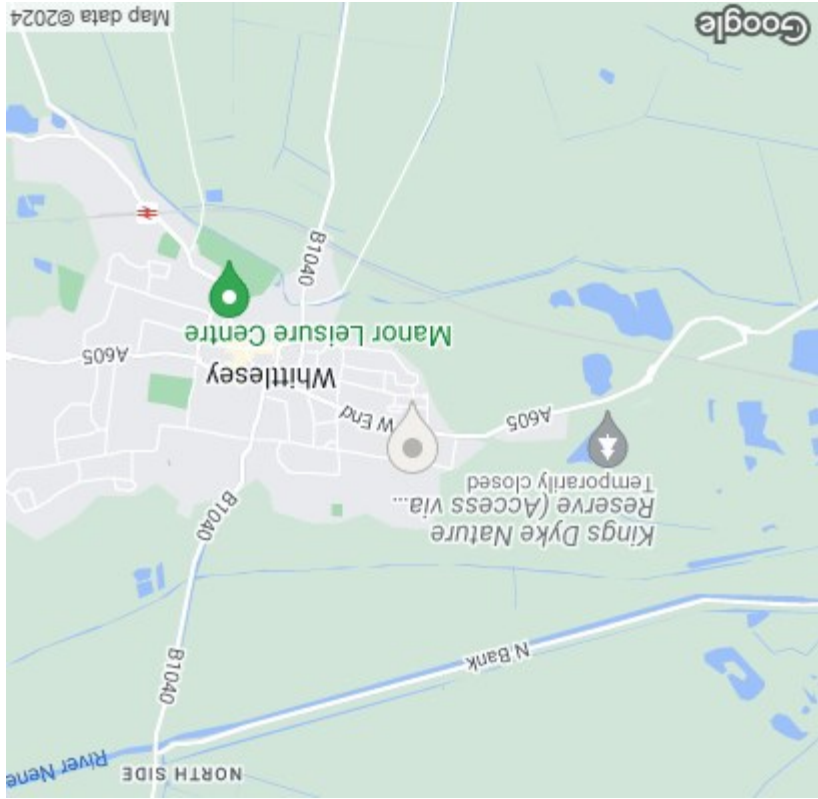
Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 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. 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/>



Area Map

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GUIDE PRICE £250,000 - £270,000

City and County are excited to market this immaculate, three-bedroom, semi-detached property located in the centre of Whittlesey Village. Offering NO FORWARD CHAIN, immaculate condition throughout and local amenities, this property is the ideal family home, or someone looking to downsize.

Briefly comprising to the ground floor, an entrance hall, a large wet room that is fitted with an electric shower, WC, and a wash hand basin. Downstairs double bedroom, living room to the front elevation, and a further good sized lounge/diner with sliding doors leading to the conservatory. A separate kitchen that is fitted with a range of matching base and eye level units, with space for washing machine, dishwasher, and fridge/freezer. Integrated oven with a four-ring gas hob with an extractor over. Upstairs benefits from two double bedrooms and a cloakroom, comprising a wash hand basin and a WC. Outside to the rear, there is an enclosed low maintenance garden, with side access to the single garage. To the front of the property, there is a blocked paved driveway with allocated parking for at least two cars. Please call today for a viewing.

Entrance Hall

5'1" x 12'2"

Lounge

13'1" x 13'3"

Living Room

12'0" x 20'8"

Kitchen

18'9" x 9'10"



Conservatory

6'7" x 8'3"

Wet Room

8'2" x 4'11"

Bedroom Three

11'4" x 9'3"

Hallway

3'1" x 2'5"

Landing

5'6" x 2'6"

Master Bedroom

14'0" x 10'10"

Bedroom Two

9'11" x 9'3"

EPC - D

66/85

Tenure - Freehold

