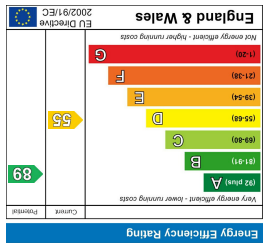


Disclaimers important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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. PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL - <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>



Energy Efficiency Graph

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.

Viewing



Area Map

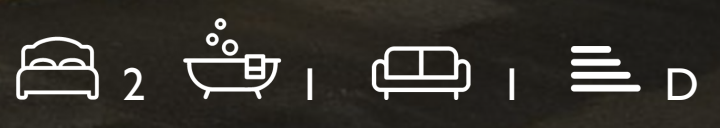


Floor Plan



St. Andrews Place
Whittlesey, Peterborough, PE7 1BX

Offers In Excess Of £165,000 - Freehold , Tax Band - A



St. Andrews Place

Whittlesey, Peterborough, PE7 1BX

City and County are excited to market this unique, semi-detached home located in a quiet Cul-de-Sac in the town of Whittlesey, Peterborough. Offering easy access to local amenities, transport links and ready to move in condition, this property is the ideal purchase for a first-time buyer.

Briefly comprising, an entrance into the kitchen which is fitted with a matching range of base and eye level units, fitted with an integrated oven and a four-ring electric hob with an extractor over. Space for fridge/freezer. Downstairs also benefits from a good-sized lounge/diner. Upstairs offers two double bedrooms, and a large family bathroom that is fitted with a three-piece suite comprising, a WC, a wash hand basin and a bath with a shower over. To the side of the property there is an enclosed, low maintenance garden. Please call today for a viewing!

Kitchen

10'0" x 12'7"

Lounge/Dining Room

10'8" x 15'9"

Landing

13'9" x 3'10"

Master Bedroom

9'3" x 10'9"

Bathroom

11'4" x 5'1"

Bedroom Two

10'0" x 7'7"

EPC - D

55/89

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



Material Information

Property construction: Standard form
Community Green Space Charge:
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains Water Supply
Sewerage: Mains
Heating: Gas Central Heating
Heating features:
Broadband: Ultrafast - 1130Mb
Average download speed of the fastest package at this postcode
Mobile coverage: EE- Excellent, O2 - Great, Three - Excellent, Vodafone - Great

Parking: Driveway
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: No
Public right of way: No
Long-term flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations:
Coal mining area: No
Non-coal mining area: No
Energy Performance rating: D

All information is provided without warranty. The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

