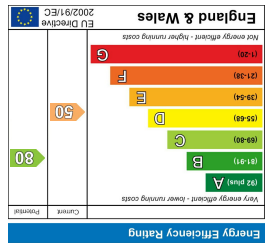


Disclaimer: Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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.



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

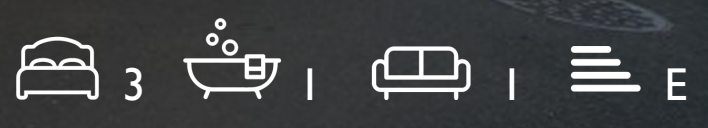


Floor Plan



6 London Street
Whittlesey, Peterborough, PE7 1BP

Offers In Excess Of £220,000 - Freehold , Tax Band - B



6 London Street

Whittlesey, Peterborough, PE7 1BP

A charming period home located within the heart of Whittlesey, a Fenland market town on the outskirts of Peterborough, offering a great selection of local amenities, such as pubs, restaurants and various shops which all fall within walking distance of the property, as well as three local primary schools and a secondary school. There are also regular rail and bus services to the wider region.

The property itself offers versatile living accommodation spanning almost 1500 square feet over three floors, as well as hosting original period features throughout. Internally comprising of a spacious hallway with recessed spotlights, panelled downstairs cloakroom, living room with feature fireplace and dining area. Accessed from here is a modern galley kitchen, with a range of base and eye level units, integrated dishwasher and space for a range style cooker. Furthermore, there is a utility room to the rear with plumbing for a washing machine and excellent storage space. Moving on upwards to the first floor, there is a large master bedroom to the front elevation, which also benefits from an en-suite bathroom, which features a stylish roll top bath, shower unit, and his/hers dual sinks! The top floor hosts two bedrooms, with one currently set up as a living area with a Velux window to the rear elevation. There is a courtyard garden with rear gated access, whilst parking can be found on streets nearby. We highly recommend viewing this property to appreciate the amount of space on offer.

Entrance Hall

13'2" x 3'4"



WC
5'11" x 2'9"

Living Room
14'2" x 12'1"

Dining Room
9'11" x 14'5"

Kitchen
15'5" x 5'2"

Utility Room
6'11" x 5'0"

First Floor Landing
9'11" x 3'6"

Master Bedroom
14'3" x 16'5"

En-Suite To Master Bedroom
10'1" x 9'9"

Bedroom Two
11'9" x 14'5"

Bedroom Three
8'8" x 13'10"

EPC - E
50/80

Tenure - Freehold

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION

DRAFT DETAILS AWAITING VENDOR APPROVAL

