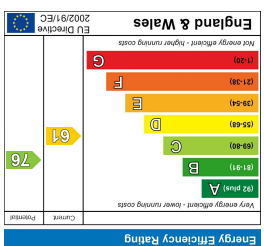
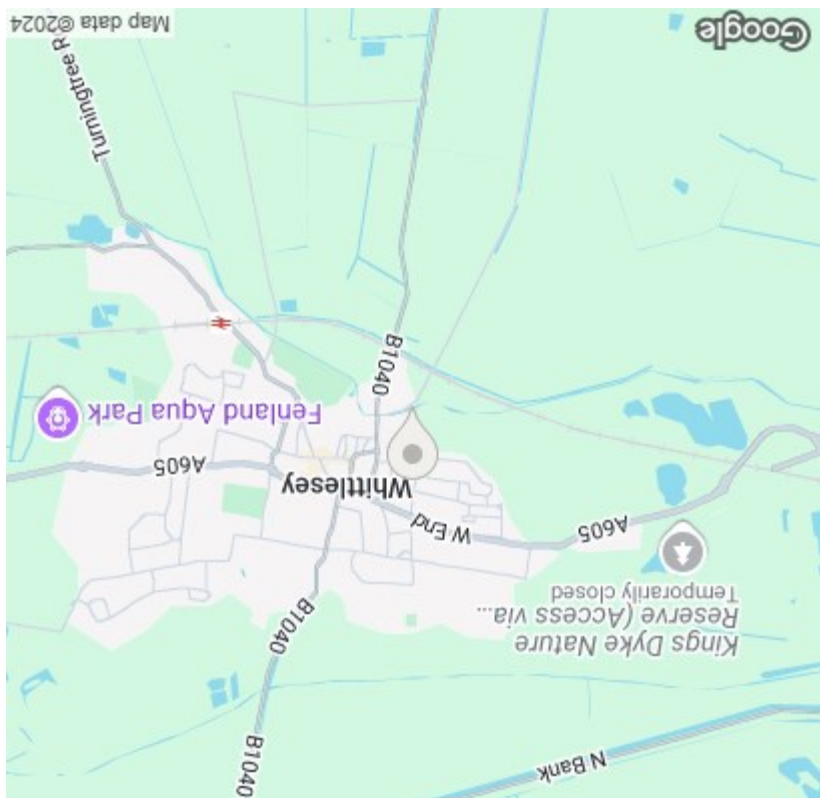


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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/>



Energy Efficiency Graph



Area Map



Floor Plan

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing.

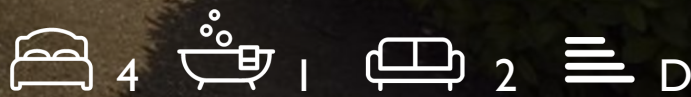
Viewing



Brigate West

Whittlesey, Peterborough, PE7 1DJ

Offers In Excess Of £400,000 - Freehold , Tax Band - D



# Briggate West

Whittlesey, Peterborough, PE7 1DJ

**\*\* No Forward Chain\*\*** Welcome to this well-established detached house located on Briggate West in the historic market town of Whittlesey, close to the city of Peterborough. This property spans almost 2000 square feet spread across two floors, with generous sized rooms throughout, whilst being surrounded by Fenland countryside views.

Versatile living accommodation throughout, boasting two spacious reception rooms to the ground floor, as well as an open plan kitchen/dining/living room with a breakfast bar; and a downstairs cloakroom. There is also a storage room to the back of the garage, ripe for conversion to a home office space. To the first floor, there are four good sized bedrooms, a galleried landing and a four-piece family bathroom. Externally the property sits within a large plot, with a dual entrance driveway to the front, providing ample off street parking for three or more vehicles, as well as benefitting from a single garage with electric up and over door. To the rear there is a split level, fully enclosed garden, made up of a mature lawn area with various plants, summer house, raised patio and timber decked area. We would also like to note that the property is on mains gas and drainage, as well as having solar panels which are owned outright. Early viewings advised.

- Entrance Hall**  
6'0" x 17'3"
- Living Room**  
14'9" x 21'9"
- Garden Room**  
18'8" x 15'3"
- Kitchen**  
13'6" x 7'10"
- Dining Room**  
10'10" x 19'10"
- WC**  
5'10" x 4'6"
- Landing**  
5'10" x 14'0"
- Master Bedroom**  
14'9" x 10'8"
- Bedroom Two**  
12'0" x 10'9"
- Bathroom**  
11'10" x 5'6"
- Bedroom Three**  
10'10" x 10'4"
- Bedroom Four**  
8'0" x 9'0"
- Garage**  
9'1" x 18'9"
- Storage Room**  
9'1" x 11'5"
- EPC - D**  
61/76
- Tenure - Freehold**

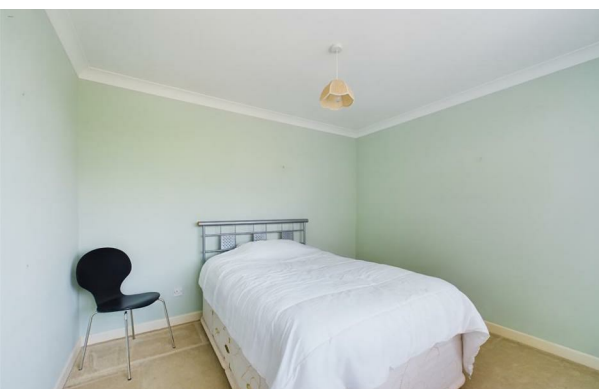


**IMPORTANT LEGAL INFORMATION**  
 Verified Material Information  
 Council tax band: D  
 Council tax annual charge: £2278.35 a year (£189.86 a month)  
 Property construction: Standard form  
 Electricity supply: Mains electricity  
 Solar Panels: No  
 Other electricity sources: No  
 Water supply: Mains water supply  
 Sewerage: Mains  
 Heating: Central heating  
 Heating features: Double glazing and Solar water  
 Broadband: FTTP (Fibre to the Premises)  
 Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent



Parking: Driveway and Garage  
 Building safety issues: No  
 Restrictions - Listed Building: No  
 Restrictions - Conservation Area: No  
 Restrictions - Tree Preservation Orders: None  
 Public right of way: No  
 Long-term flood risk: No  
 Coastal erosion risk: No  
 Planning permission issues: No  
 Accessibility and adaptations: Level access shower  
 Coal mining area: No  
 Non-coal mining area: Yes  
 Energy Performance rating: Survey Instructed

All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.



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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

