

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/>
 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.

England & Wales	
Energy Rating	Energy Efficiency - lower rating costs
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	21-38
G	1-20

74
90

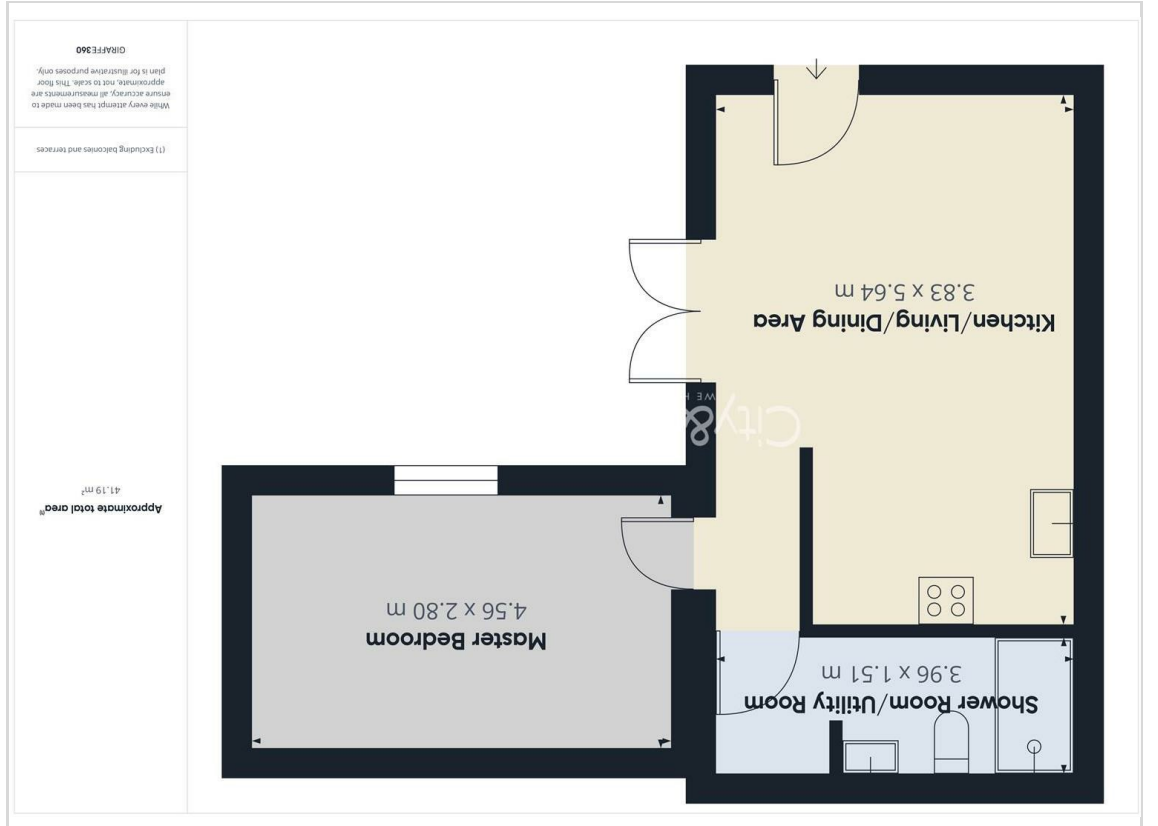
Energy Efficiency Graph

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

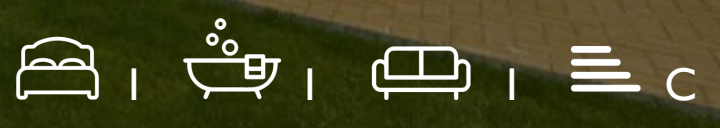


Floor Plan



Whitmore Street
 Whittlesey, Peterborough, PE7 1HE

Offers In Excess Of £195,000 - Freehold , Tax Band - New Build



Whitmore Street

Whittlesey, Peterborough, PE7 1HE

Nestled away just off Whitmore Street in Whittlesey, Peterborough, this detached bungalow offers a unique opportunity to own a piece of luxury in an brand new exclusive gated development of just three bungalows.

Boasting a cosy open plan kitchen/living/dining area, a spacious bedroom with vaulted ceiling, and a modern shower room, this property is perfect for those seeking comfort and style in a single-storey living space. The high specification kitchen with integrated appliances is a chef's dream, while the shower room with a convenient utility area adds practicality to this elegant home. Conveniently located in the heart of Whittlesey, residents can enjoy a short stroll to all local amenities, making daily errands a breeze. The enclosed south-facing rear garden provides a private oasis for relaxation and entertaining, perfect for enjoying the British sunshine. Don't miss out on the opportunity to own this exquisite bungalow in a sought-after location - book a viewing today and envision the lifestyle this property could offer you.

Kitchen/Living/Dining Area

12'6" x 18'6"

Shower Room/Utility Room

12'11" x 4'11"

Master Bedroom

14'11" x 9'2"

EPC - C

74/90

Tenure - Freehold

IMPORTANT LEGAL INFORMATION



Material Information

Property construction: Standard
Community Green Space Charge: No
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains
Sewerage: Mains
Heating: Gas Combi Boiler
Heating features:
Broadband: Up to 1000 Mbps
Mobile: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great

Parking: On Street
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: Yes
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: Level Access
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: Awaiting

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.