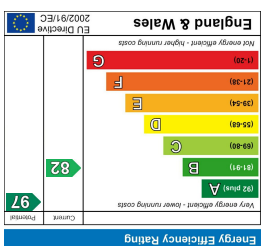


Disclaimer Important Notice in accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



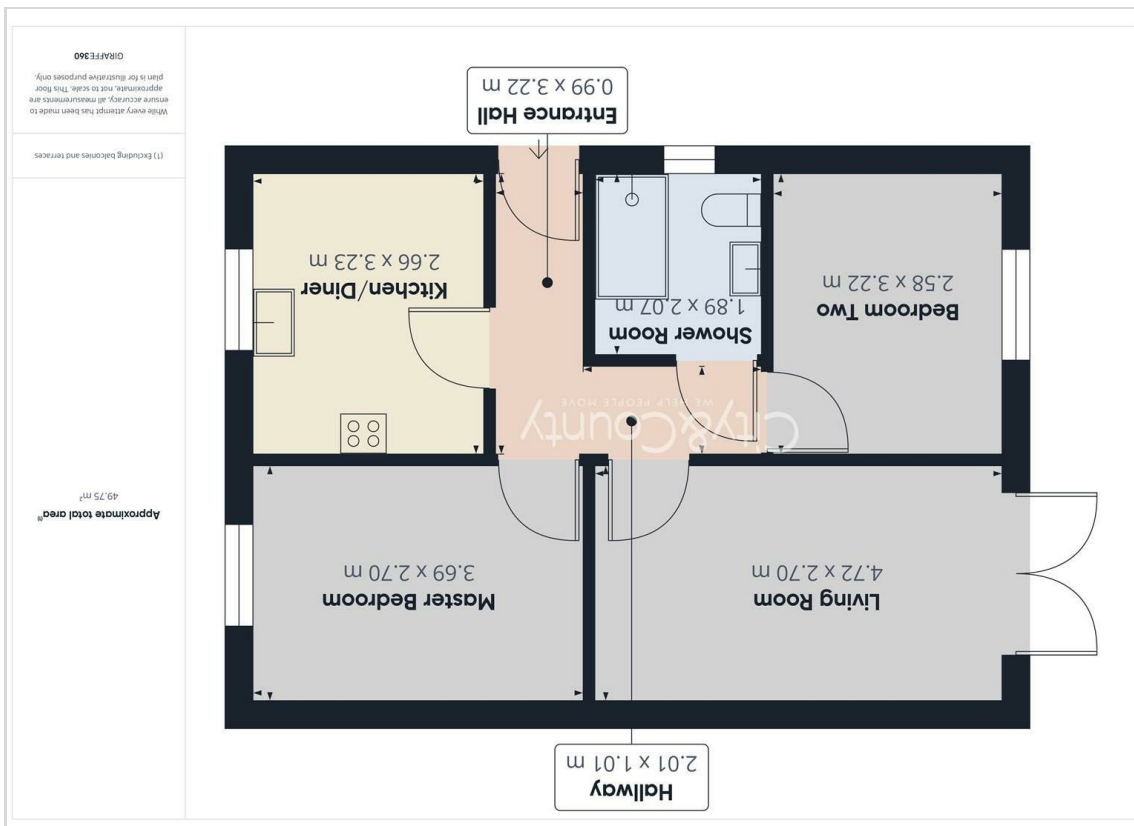
Energy Efficiency Graph

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 £220,000 - Freehold , Tax Band - New Build



## Whitmore Street

Whittlesey, Peterborough, PE7 1HE

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

Boasting an L-shaped entrance hallway, two double bedrooms, living room with French doors to rear aspect, and a modern shower room, this property is perfect for those seeking comfort and style in a single-storey living space, whilst the high-spec kitchen with integrated appliances is a chef's dream. 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.

### Entrance Hall

3'2" x 10'6"

### Kitchen/Diner

8'8" x 10'7"

### Hallway

6'7" x 3'3"

### Living Room

15'5" x 8'10"

### Master Bedroom

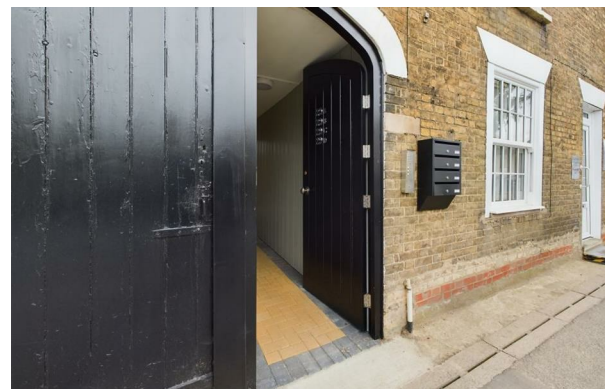
12'1" x 8'10"

### Shower Room

6'2" x 6'9"

### Bedroom Two

8'5" x 10'6"



**EPC - Awaiting**

**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 1000Mbps  
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.