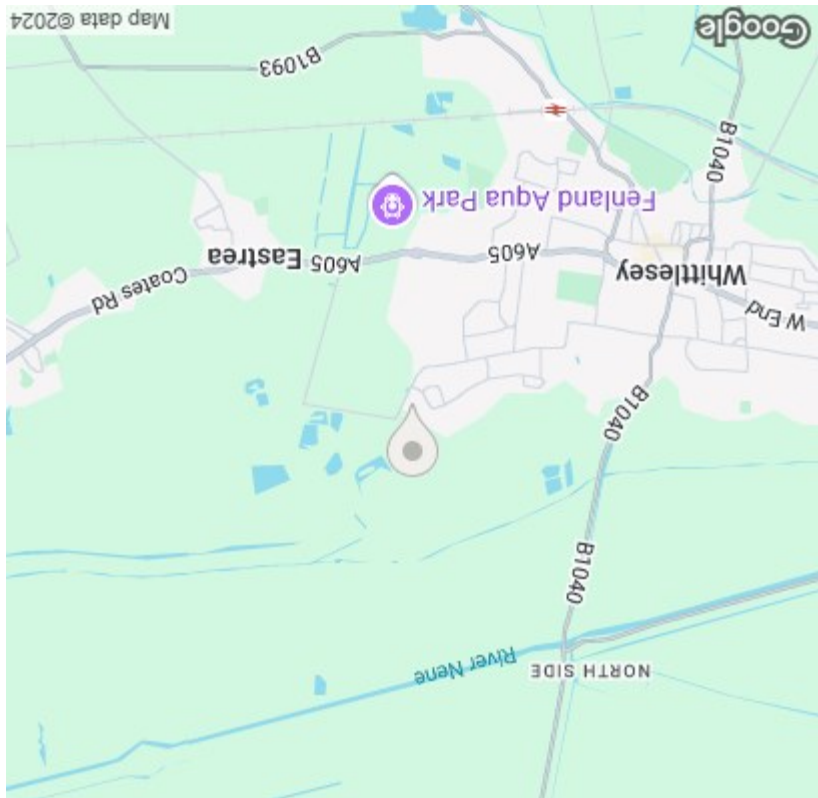


Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantees. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied 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 Rating	
Current	Assumed
89	72
A	B
B	C
C	D
D	E
E	F
F	G
G	

Any energy efficient - lower rating costs  
 Any energy efficient - lower rating costs  
 Any energy efficient - higher rating costs  
 EU Directive 2002/91/EC  
 England & Wales

Energy Efficiency Graph



Area Map

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

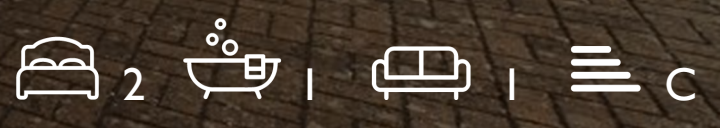


Floor Plan



**Davie Lane**  
 Whittlesey, Peterborough, PE7 1YZ

**Guide Price £190,000 - Freehold , Tax Band - B**





## Davie Lane

Whittlesey, Peterborough, PE7 1YZ

Charming Two-Bedroom Bungalow in a Tranquil Village Setting – Now at a Reduced Price!

Nestled in the peaceful Cul-de-Sac of Davie Lane in the picturesque village of Whittlesey, this delightful two-bedroom semi-detached bungalow offers the perfect blend of comfort, convenience, and tranquillity. With its recent price reduction, this property presents an exceptional opportunity for those seeking a cozy home in a desirable location. Located in the charming village of Whittlesey, this bungalow enjoys the benefits of a quiet rural setting while being close to essential amenities. Whittlesey offers excellent transport links, including a train station and bus routes, making commuting easy and convenient.

Step into the welcoming entrance hall, where you'll find two handy storage cupboards, ideal for keeping your home neat and organized. The bungalow features two well-proportioned bedrooms, with the master bedroom offering the added convenience of a built-in wardrobe. The three-piece bathroom is thoughtfully designed, complete with a bath and shower overhead, W/C, and wash hand basin. The heart of the home is the spacious living/dining room, where French doors open directly onto the private rear garden, seamlessly blending indoor and outdoor living. The separate kitchen is practical and well-equipped, with ample space for a washing machine, cooker, hob, and sink, along with a side door for easy access. The fully enclosed rear garden is low maintenance, providing a serene space to relax and unwind. Side access leads to the detached single garage, offering additional storage or parking options. The front of the property boasts off-road parking for at least two cars, with block paving adding to the home's attractive curb appeal.

Why Choose Davie Lane? With its reduced price, this property is a fantastic buy for those looking to downsize, retire in comfort, or invest in a peaceful village home. Don't miss the chance to make this lovely bungalow your own!

**Entrance Hall**  
3'4" x 8'8"

**Living/Dining Room**  
16'4" x 9'9"

**Kitchen**  
7'3" x 8'1"



**Master Bedroom**  
11'5" x 9'2"

**Bedroom Two**  
10'7" x 8'9"

**Bathroom**  
5'6" x 5'2"

**Garage**  
17'1" x 9'1"

**EPC - C**  
72/89

**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: Combi boiler  
Heating features:  
Broadband: up to 1000Mbps  
Mobile: EE - Great, O2 - Great, Three - Great, Vodafone - Great

Parking: Garage, 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:  
Accessibility and adaptations: Level Access  
Coal mining area: No  
Non-coal mining area: Yes  
Energy Performance rating: C

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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

