

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 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.

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

EU Directive 2002/91/EC

Energy Efficiency Graph



Area Map

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

Viewing



Floor Plan



Gracious Street  
 Whittlesey, Peterborough, PE7 1AR

Guide Price £300,000 - Freehold , Tax Band - B

3 Bedrooms, 2 Bathrooms, 2 Living Rooms, D

# Gracious Street

Whittlesey, Peterborough, PE7 1AR

\*\*\*Guide Price £300,000-£325,000\*\*\*

Conveniently located just a short walk away from the town centre, in the historic Gracious Street, Whittlesey, this beautifully presented character house offers a perfect blend of modern living and comfort. With an open plan kitchen, living and dining space with bi folding doors, a separate reception room, three well-appointed bedrooms and two bathrooms, this extended and modernised family home is ideal for those seeking space and style.

Upon entering, you will be greeted by a welcoming entrance hall with LED downlights that sets the tone for the rest of the property, as well as a living room, dining room with feature fireplace, which is open plan into another living area combined with kitchen, which is undoubtedly the heart of this home. The newly fitted luxurious kitchen, featuring stunning quartz worktops and high end integrated appliances - creates a space that is perfect for culinary enthusiasts and family gatherings alike. Furthermore, to the upstairs, there are three well proportioned bedrooms, as well as a modern three piece family bathroom. The master bedroom also benefits from a newly fitted three piece en-suite with skylights, as well as an adjacent walk in wardrobe. The convenience of off-street parking, along with a garage equipped with an electric door, adds to the appeal, ensuring that your vehicles are secure and easily accessible. The property is situated in a prime location, just a short stroll from the town centre, allowing for easy access to local amenities, shops, and transport links. We would also like to note that the boiler has just been replaced within the past six months, and is still under a long manufacturers warranty. This home is not just a place to live; it is a sanctuary where modern comforts meet thoughtful design. Whether you are a growing family or looking for a stylish retreat, this property is sure to impress. Do not miss the opportunity to make this exquisite house your new home.

**Entrance Hall**  
10'7" x 5'2"

**Living Room**  
13'3" x 11'3"

**Dining Room**  
13'1" x 11'2"

**Storage Cupboard**  
7'2" x 2'7"

**Kitchen Diner**  
12'5" x 23'5"

**Utility Room**  
2'6" x 5'3"

**WC**  
3'2" x 4'9"

**Landing**  
11'10" x 5'3"

**Master Bedroom**  
11'7" x 11'2"

**En-Suite To Master Bedroom**  
7'10" x 4'1"

**Dressing Room To Master Bedroom**  
4'2" x 4'0"

**Bedroom Two**  
8'8" x 11'1"



**Bathroom**  
5'5" x 8'11"

**Bedroom Three**  
8'9" x 7'3"

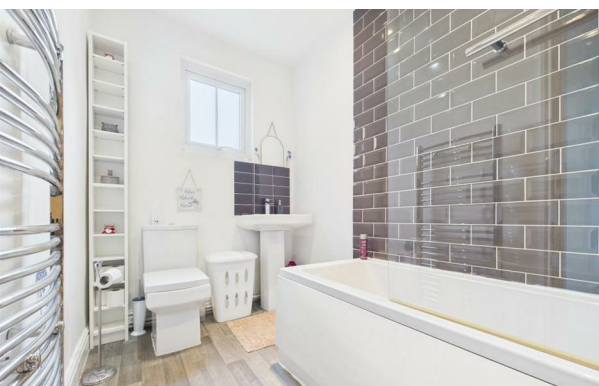
**Garage**  
17'11" x 9'11"

**EPC - D**  
55/83

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
 Accessibility / Adaptations: None  
 Building safety: No  
 Known planning considerations: None  
 Flooded in the last 5 years: No  
 Sources of flooding: n/a  
 Flood defences: No  
 Coastal erosion: No  
 On a coalfield: No  
 Impacted by the effect of other mining activity: No  
 Conservation area: No  
 Lease restrictions: No  
 Listed building: No  
 Permitted development: No  
 Holiday home rental: No  
 Restrictive covenant: No  
 Business from property: No  
 Property subletting: No  
 Tree preservation order: No  
 Other: No  
 Right of way public: No  
 Right of way private: No  
 Registered easements: No  
 Shared driveway: No  
 Third party loft access: No  
 Third party drain access: No  
 Other: No  
 Parking: Driveway Private, Single Garage, Garage Detached, Off Street Parking  
 Solar Panels: No  
 Water: Mains  
 Electricity: Mains Supply  
 Sewerage: Mains  
 Heating: Gas Mains  
 Internet connection: Fttp  
 Internet Speed: up to 1000Mbps  
 Mobile Coverage: EE - Excellent, O2 - Great, Three - Great, Vodafone - Great



Disclaimer: If you are considering purchasing this property as a Buy-to-Let investment, please be advised that certain areas may be subject to Selective Licensing schemes. Prospective purchasers are strongly advised to carry out their own due diligence to ensure compliance with any applicable licensing requirements, including any associated fees or obligations.

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.