



Snoots Road

Whittlesey, Peterborough, PE7 1NL

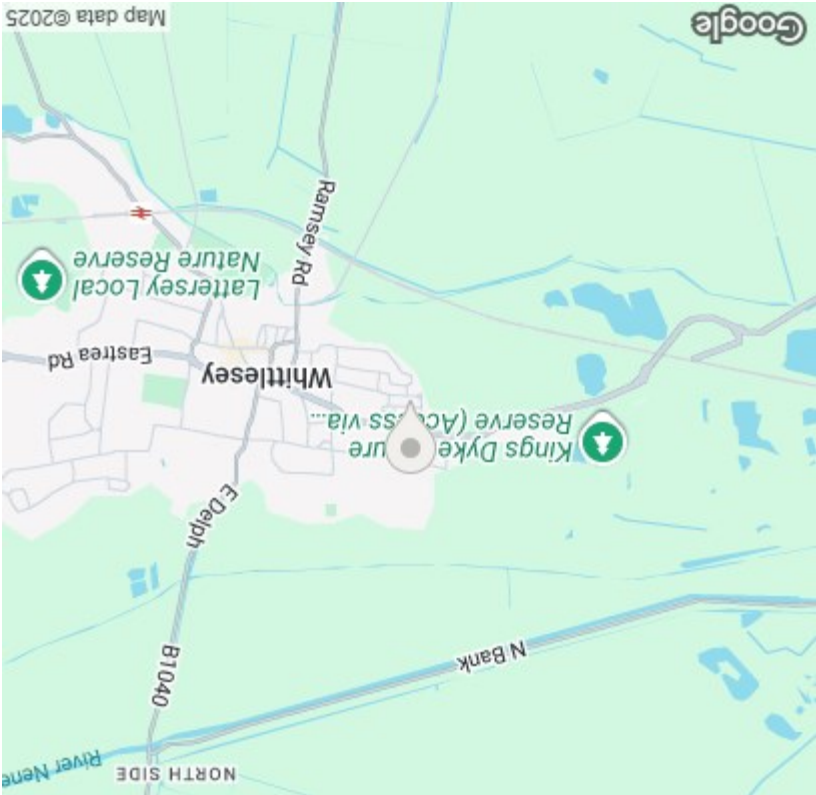
£260,000 - Freehold , Tax Band - B



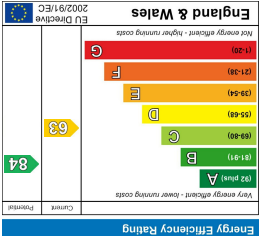
Floor Plan



Area Map



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

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/>

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This well-presented semi-detached chalet bungalow, located on the desirable Snoots Road in Whittlesey, offers spacious living with easy access to Peterborough. Featuring a modern kitchen, bathroom, and flexible living spaces, the property includes four bedrooms, a large gravel driveway, a single garage with power, and is fully uPVC double glazed with gas central heating. Perfectly suited for those seeking a comfortable and versatile home in a sought-after location.

This well-presented and spacious semi-detached chalet bungalow, located on the highly sought-after Snoots Road in Whittlesey, offers a fantastic living space with easy access to Peterborough. Upon entering the property, you are welcomed into the entrance hallway, which leads you to the core living areas. The ground floor boasts a comfortable living room, perfect for relaxing or entertaining, alongside a modern kitchen diner with ample space for dining and a utility room/study, ideal for flexible living. The master bedroom, located on the ground floor, offers a peaceful retreat, while the second bedroom provides further accommodation options. The contemporary bathroom completes the ground-floor layout. Moving upstairs, you will find two additional bedrooms, offering plenty of natural light, and a WC for added convenience. The property also benefits from gas central heating and is fully uPVC double glazed throughout. Outside, the front of the property features a large gravel driveway providing off-road parking for several vehicles. There is also a single garage with power, perfect for additional storage or a workshop. The property is well-maintained throughout and is ready for its new owners to move straight in.

- Entrance Hall
3.05 x 1.58 (10'0" x 5'2")
- Living Room
4.07 x 3.97 (13'4" x 13'0")
- Kitchen Diner
3.01 x 3.66 (9'10" x 12'0")
- Utility Room/Study
2.78 x 3.28 (9'1" x 10'9")
- Master Bedroom
3.14 x 2.69 (10'3" x 8'9")
- Bathroom
1.53 x 2.64 (5'0" x 8'7")
- Bedroom Two
2.83 x 3.46 (9'3" x 11'4")
- Hallway
0.78 x 0.99 (2'6" x 3'2")
- Landing
1.09 x 1.20 (3'6" x 3'11")
- WC
1.11 x 1.03 (3'7" x 3'4")
- Bedroom Three
3.81 x 3.07 (12'5" x 10'0")
- Bedroom Four
2.84 x 2.55 (9'3" x 8'4")
- Garage
2.50 x 7.41 (8'2" x 24'3")
- EPC - D
63/84



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 NOT allowed: 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: Single Garage, Garage Detached, Driveway Private, 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 - Excellent, Three - Great, Vodafone - Excellent

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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

