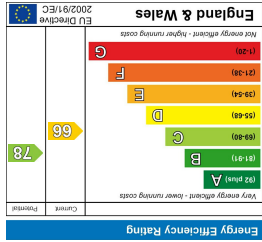


PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING APPLIES. YOU MAY FIND THE FOLLOWING LINK USEFUL: <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

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.



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



Delph Street

Whittlesey, Peterborough, PE7 1FN

Offers In Excess Of £150,000 - Leasehold , Tax Band - A



Delph Street

Whittlesey, Peterborough, PE7 1FN

Welcome to this charming maisonette located on Delph Street, in the picturesque town of Whittlesey, Peterborough. This delightful property boasts a cosy reception room, perfect for relaxing after a long day. With three bedrooms and a well-appointed bathroom, this property is ideal for a single person or a couple looking for a comfortable living space.

The highlight of this property is its unique character, a converted cottage with a charming thatched roof. The modern kitchen is a chef's dream, featuring base and eye-level units with integrated appliances, making cooking a joy. Outside, you'll find an enclosed front garden, perfect for enjoying a morning cup of tea or hosting a small gathering. Additionally, there is a communal rear garden where you can relax and socialise with neighbours. Conveniently located within walking distance to the town centre, this flat offers easy access to local amenities, shops, and restaurants, ensuring you have everything you need right at your doorstep. Don't miss the opportunity to make this lovely property your new home in the heart of Whittlesey. Contact us today to arrange a viewing and experience the charm of Delph Street for yourself.

Entrance Hall

10'9" x 3'10"

Landing

10'7" x 2'11"

Living Room

16'4" x 15'7"



Kitchen
11'6" x 7'8"

Master Bedroom
10'2" x 12'3"

Hallway
3'2" x 6'4"

Bedroom Two
12'8" x 8'7"

Bedroom Three
9'1" x 6'8"

Bathroom
6'6" x 7'7"

EPC - D
66/78

Tenure - Leasehold

At the time of marketing the vendor has informed us of the current lease terms. Exact figures will be confirmed by your solicitor upon receipt of the management pack, when a sale has been agreed.

Years Remaining on the lease - 900 plus
Ground rent and service charge £650 per annum

IMPORTANT LEGAL INFORMATION
AWAITING CONFIRMATION