



Woolpack Lane
Whittlesey, Peterborough, PE7 1BS

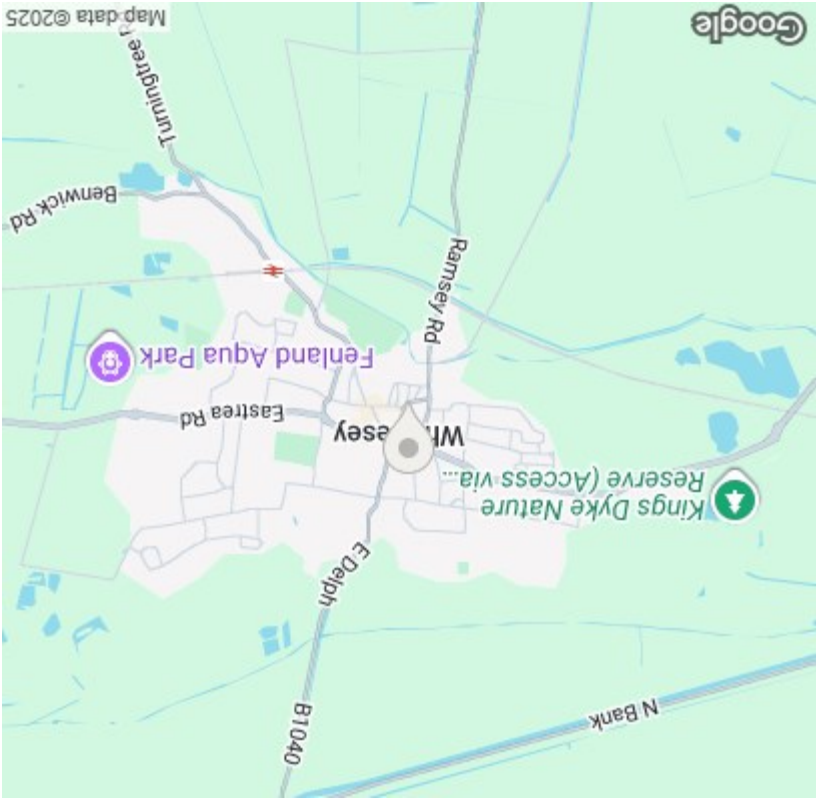
Offers In Excess Of £180,000 - Freehold , Tax Band - A



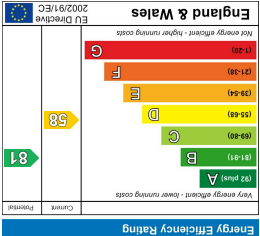
Floor Plan



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, 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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A well-presented two-bedroom semi-detached home offered to the market with no forward chain, situated in the popular market town of Whittlesey. The property features two spacious reception rooms, a modern open-plan kitchen, and a four-piece family bathroom. Outside, there are private front and rear gardens, with the rear including a versatile outbuilding ideal for use as a games room, home gym, or office. There is also potential to create off-road parking subject to dropping the kerb. Ready to move straight into, this lovely home is an ideal first-time purchase and benefits from a virtual tour available to view online.

Located in the well-connected and historic market town of Whittlesey, this charming two-bedroom semi-detached home offers an ideal blend of character and practicality. The town provides a range of amenities including independent shops, cafés, pubs, schools, and excellent transport links, with Peterborough city centre and its mainline train station just a short drive away.

The property is entered via a welcoming hallway leading to two reception rooms — a cosy living room to the right and a separate dining room to the left. The dining room flows through to an open-plan kitchen fitted with a range of eye-level and base units, complemented by worktops and space for a fridge, freezer, and washing machine. From here, there is a door leading out to the rear garden and another giving access to a generous four-piece family bathroom, complete with a bath, separate shower, wash hand basin, and WC. Upstairs, the home offers two good-sized double bedrooms, both featuring built-in wardrobes for convenient storage. Externally, the property enjoys a private enclosed rear garden with a paved patio area and a neatly laid-to-lawn section, together with access to an outbuilding that also includes a separate storage room. This space is perfect for conversion into a home gym, office, or hobby room. The front garden is enclosed by a low dwarf wall, with on-street parking available and potential to add off-road parking subject to planning.

Offered in ready-to-move-in condition, this delightful home perfectly suits first-time buyers or investors looking for a property in a sought-after and well-connected location.

Entrance Hall
0.88 x 0.91 (2'10" x 2'11")

Living Room
3.94 x 3.67 (12'11" x 12'0")

Dining Room
3.94 x 3.66 (12'11" x 12'0")

Kitchen
4.04 x 2.75 (13'3" x 9'0")

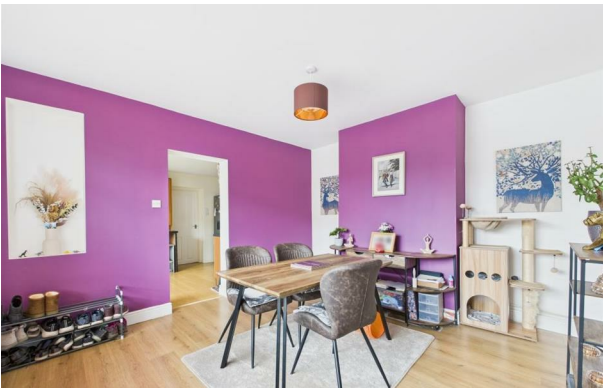
Bathroom
1.82 x 4.12 (5'11" x 13'6")

Landing
0.86 x 0.86 (2'9" x 2'9")

Master Bedroom
3.99 x 3.68 (13'1" x 12'0")

Bedroom Two
3.38 x 3.66 (11'1" x 12'0")

Outbuilding
4.20 x 2.86 (13'9" x 9'4")



Storage Room
2.57 x 2.70 (8'5" x 8'10")

EPC - D
58/81

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: Yes
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: Free Public Car Park
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 1000Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Three - Excellent, 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.

DRAFT DETAILS AWAITING VENDOR APPROVAL

