

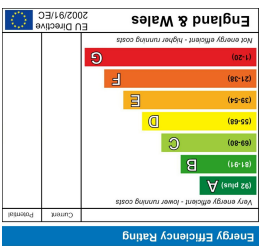
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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. A non-refundable purchaser administration fee will be payable by the successful buyer to cover AML checks, identity verification, and proof of funds validation, with full details provided upon offer acceptance.

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.

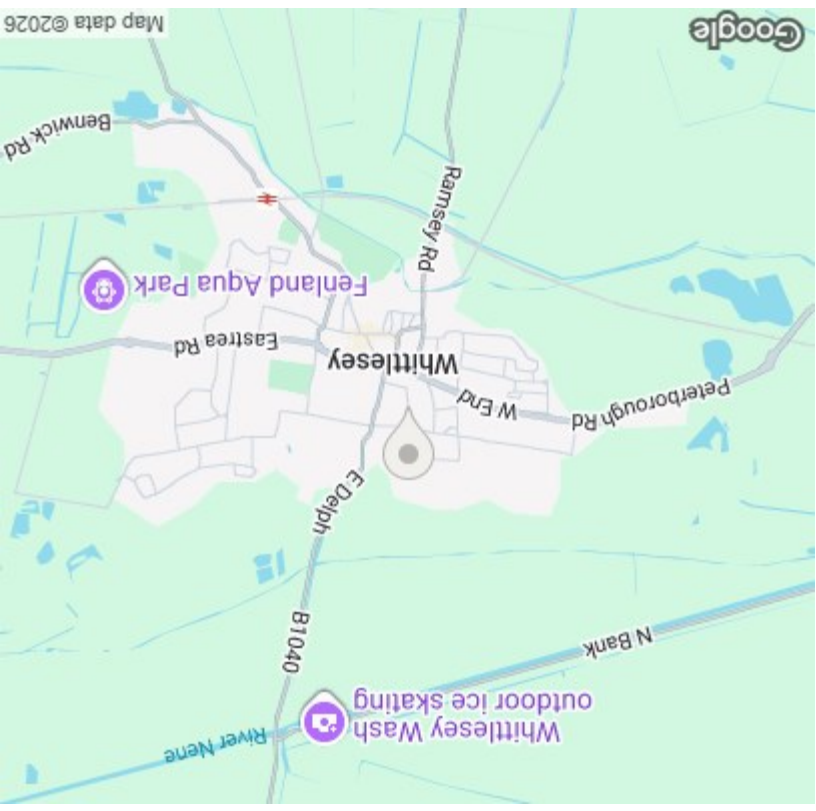
Viewing



Floor Plan



Energy Efficiency Graph



Area Map



Windmill Street

Whittlesey, Peterborough, PE7
IQN

A charming two bedroom semi detached home located in the heart of Whittlesey, within walking distance to local amenities and bus routes. Offering two reception areas, a landscaped private rear garden, and uPVC double glazing throughout, this property is ideal for first time buyers or those looking to downsize.

This well presented home offers a practical and inviting layout, perfectly suited to modern living while retaining a cosy feel throughout. Upon entering, you are welcomed into a spacious living and dining room, providing a versatile open plan reception space ideal for both relaxing and entertaining. The room benefits from good natural light and offers ample space for both lounge and dining furniture. To the rear of the property, the kitchen is well arranged with a range of fitted units and worktop space, providing a functional cooking area with access through to the inner hallway. From here, you will find a modern shower room, conveniently located on the ground floor. Upstairs, the property comprises two well proportioned bedrooms. The master bedroom is particularly generous in size, while the second bedroom offers flexibility for use as a guest room, home office, or dressing room. Externally, the property boasts a beautifully landscaped and private enclosed rear garden, creating an ideal outdoor space for relaxing or entertaining during warmer months. To the front, on street parking is available. Situated in a central Whittlesey location, the property is within easy reach of local shops, amenities, and transport links, making it both convenient and desirable. This is a fantastic opportunity for first time buyers or those looking to downsize into a well located and low maintenance home.

Living/Dining Room
7.11 x 3.82 (23'3" x 12'6")

Kitchen
3.01 x 1.68 (9'10" x 5'6")

Hallway

Shower Room
2.01 x 1.74 (6'7" x 5'8")

Landing
0.84 x 0.71 (2'9" x 2'3")

Master Bedroom
3.34 x 3.84 (10'11" x 12'7")

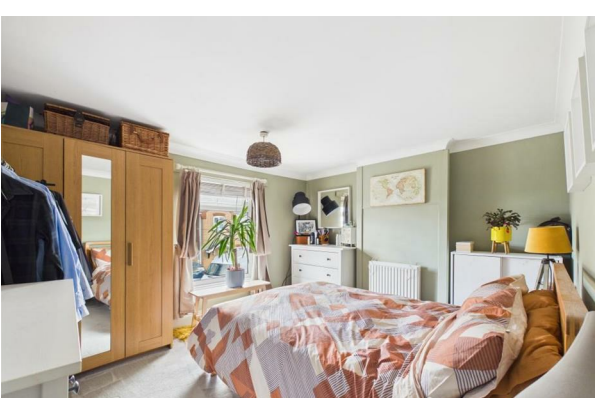
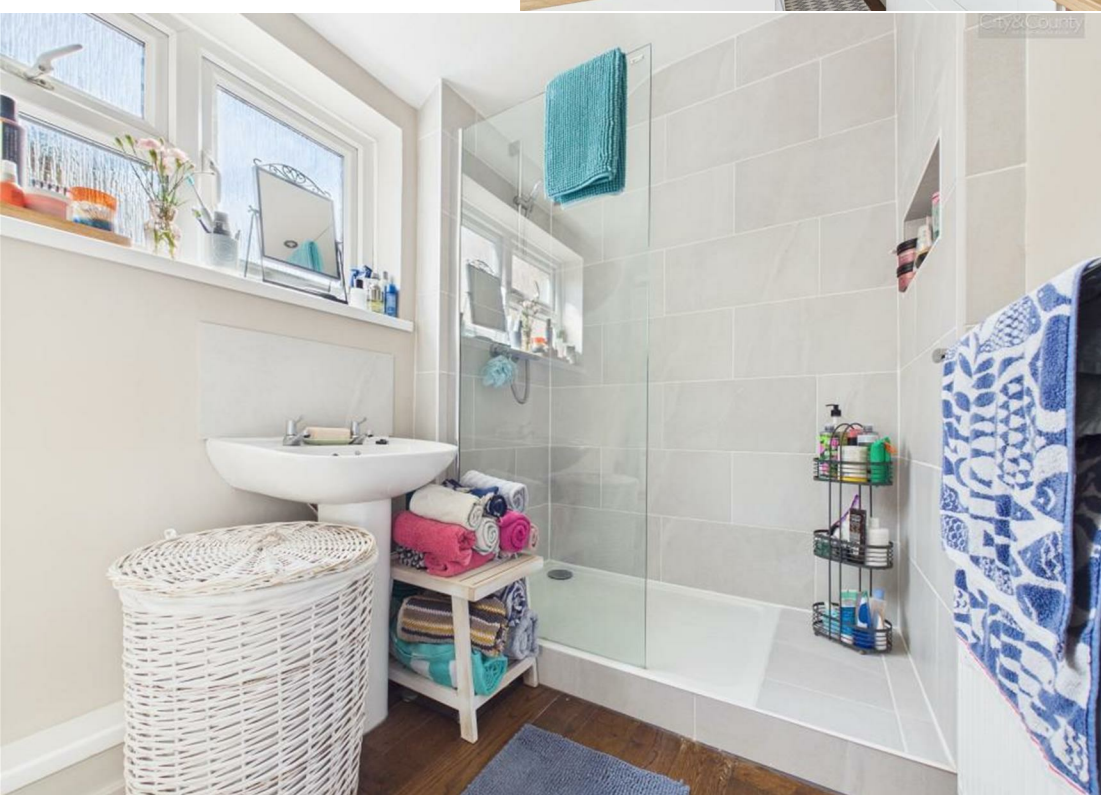
Bedroom Two
3.66 x 3.04 (12'0" x 9'11")

EPC - D
64/90

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 (answer yes if there are restrictions, eg does not allow pets): 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: Street Parking - Permit NOT Required
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttc
Internet Speed: up to 1800Mbps
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.

