

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 of 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.

Viewing
 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.

Energy Efficiency Rating	
Current	Potential
Any energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
The energy efficient - higher running costs	

England & Wales
 EPC Directive
 2002/91/EC

Energy Efficiency Graph



Area Map



Floor Plan



Peterborough Road
 Whittlesey, Peterborough, PE7 1PD

Guide Price £270,000 - Freehold , Tax Band - B



Peterborough Road

Whittlesey, Peterborough, PE7 1PD

Guide Price £270,000 - £300,000

Conveniently situated along Peterborough Road in Whittlesey, this beautifully refurbished detached chalet bungalow offers a perfect blend of modern living and potential for future development. Set on a very large plot, this property presents an exciting opportunity for those looking to create their dream home, with further potential subject to planning permission.

The spacious and versatile layout features an entrance hallway, a modern family bathroom with a shower over the bath, a large dual aspect living room, and a modern high specification kitchen diner to the rear. Furthermore, there are four well-proportioned bedrooms, providing ample space for families or those wishing to accommodate guests. The garden is very large and mainly laid to lawn currently, whilst offering fantastic scope for further development subject to planning permission. One of the standout features of this bungalow is the generous off-street parking, making it ideal for families with multiple vehicles or for those who enjoy hosting visitors. The location is particularly advantageous, as it is just a short walk from local amenities in Whittlesey, ensuring that everyday necessities are easily accessible. Additionally, the property is situated on a bus route to Peterborough, providing excellent transport links for commuters or those wishing to explore the surrounding area. In summary, this detached chalet bungalow on Peterborough Road is a remarkable find, combining a spacious interior with the potential for further enhancement. Whether you are a growing family or a savvy investor, this property is well worth considering.

Entrance Hall
0.91 x 4.46 (2'11" x 14'7")

Lounge
3.09 x 7.72 (10'1" x 25'3")

Kitchen Diner
2.84 x 4.75 (9'3" x 15'7")

Master Bedroom
4.07 x 2.70 (13'4" x 8'10")

Bathroom
2.98 x 1.47 (9'9" x 4'9")

Bedroom Two
3.03 x 3.24 (9'11" x 10'7")

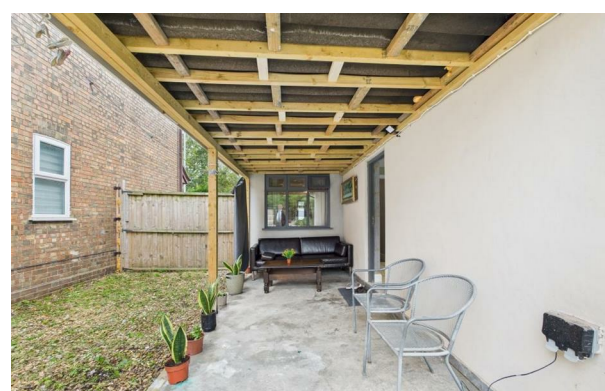
Landing
0.86 x 0.90 (2'9" x 2'11")

Bedroom Three
3.99 x 3.59 (13'1" x 11'9")

Bedroom Four
1.92 x 3.61 (6'3" x 11'10")

EPC - E
39/83

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 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: Driveway Private, Off Street Parking
 Solar Panels: No
 Water: Mains
 Electricity: Mains Supply
 Sewerage: Mains
 Heating: Electric Room Heaters
 Internet connection: Cable, FttP
 Internet Speed: up to 26Mbps
 Mobile Coverage: EE - Great, O2 - Great, 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

