



Horsegate Lane  
Whittlesey, Peterborough, PE7 1JN

Guide Price £110,000 - Freehold , Tax Band - A

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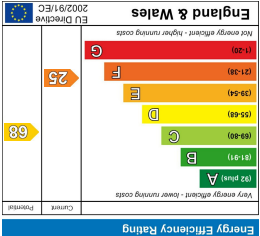
Floor Plan



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 Graph



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, 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/>



**Horsegate Lane**  
**Whittlesey, Peterborough, PE7**  
**IJN**

This charming end-of-terrace home on Horsegate Lane offers well-balanced, practical living across two floors, thoughtfully arranged to suit modern lifestyles. The ground floor opens into a welcoming living room that leads through to a separate dining room, creating a natural flow between the main living spaces. Beyond this, the kitchen sits at the rear of the property, providing direct access to the garden and offering a bright, functional area for cooking and everyday use. Upstairs, the layout includes a generous master bedroom positioned at the front of the house, complemented by a second double bedroom, ideal for guests, children, or a home office. A well-proportioned bathroom is located off the landing, completing the first-floor accommodation. The home also benefits from an enclosed rear garden, offering a private outdoor retreat perfect for relaxing or entertaining. Situated within easy walking distance of Whittlesey town centre, it enjoys convenient access to local shops and amenities, while on-street parking adds everyday practicality. Completing the appeal is an enclosed rear garden, ideal for first-time buyers, downsizers, or investors alike.

This end-of-terrace home on Horsegate Lane offers a fantastic opportunity for first-time buyers or investors, with the added benefit of no forward chain. Recently refreshed with remedial works, the property features two spacious reception rooms and two comfortable double bedrooms, providing flexible living throughout. Located within easy walking distance of Whittlesey town centre, it enjoys convenient access to local shops and amenities, while on-street parking adds everyday practicality. Completing the appeal is an enclosed rear garden, ideal for relaxing or entertaining.

**AUCTIONEER COMMENTS:**

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

**Living Room**  
353 x 345 (11'6" x 11'3")

**Dining Room**  
352 x 4.18 (11'6" x 13'8")

**Kitchen**  
1.99 x 2.95 (6'6" x 9'8")

**Landing**  
1.15 x 3.42 (3'9" x 11'2")

**Master Bedroom**  
352 x 3.44 (11'6" x 11'3")

**Bedroom Two**  
2.23 x 3.23 (7'3" x 10'7")



**Bathroom**  
2.08 x 2.95 (6'9" x 9'8")

**EPC - F**  
25/68

**Tenure - Freehold**

**IMPORTANT LEGAL INFORMATION**

Construction: Standard  
Accessibility / Adaptations: None  
Building safety: No  
Known planning considerations: Waiting for planning permission for render for solar panels.  
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: Yes  
Right of way private: Yes  
Registered easements: No  
Shared driveway: Yes  
Third party loft access: No  
Third party drain access: No  
Other: No  
Parking: Street Parking - Permit NOT Required  
Solar Panels: No - but will be getting some  
Water: Mains  
Electricity: Mains Supply  
Sewerage: Mains  
Heating: Electric Mains  
Internet connection: Fttp  
Internet Speed: up to 1000Mbps  
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.

