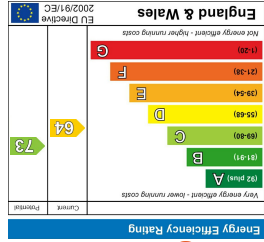
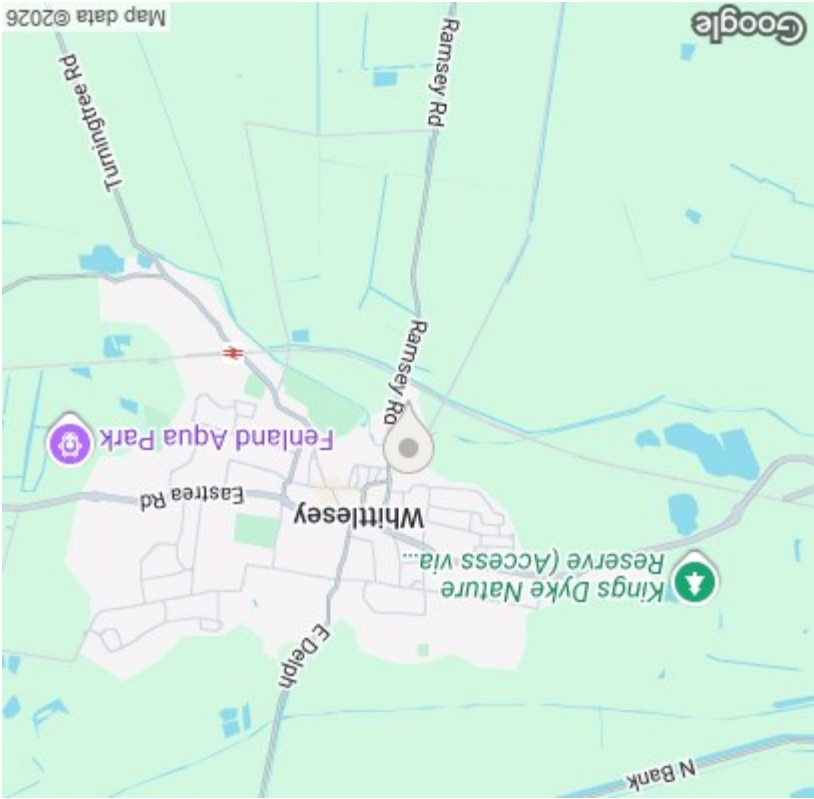


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey 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 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/>



Energy Efficiency Graph



Area Map



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.



Briggate Crescent
Whittlesey, PE7 1DN

Offers In Excess Of £200,000 - Freehold , Tax Band - C



Briggate Crescent

Whittlesey, PE7 1DN

Briggate Crescent in Whittlesey, Peterborough offers a fantastic opportunity to create a personalised home, with this detached bungalow coming to market with no forward chain and probate already granted. Tucked away in a peaceful cul-de-sac, the property provides generous living space that includes three reception rooms and a converted garage, giving plenty of flexibility for modern living. Although the bungalow is in need of renovation, it features an enclosed rear garden and sits within close proximity to Whittlesey Town Centre, making it ideal for buyers looking for convenience, potential, and a project they can truly make their own. **Probate has been granted**

Set within a quiet cul-de-sac close to Whittlesey town centre, this detached bungalow on Briggate Crescent offers a surprisingly spacious and flexible layout, ideal for buyers looking to renovate and tailor a home to their own style. The property opens with an entrance porch leading into a generous lounge-diner, creating an inviting focal point for everyday living. From here, the accommodation flows into a well-proportioned kitchen and breakfast room, positioned at the heart of the home with direct access to the rear garden. A central hallway connects the living spaces to three bedrooms, each offering its own character and potential. The master bedroom sits to the front, while two further bedrooms provide options for family, guests, or home-office use. A shower room serves the bedrooms, conveniently located off the hall. To the rear, a charming garden room offers an additional reception space, ideal for relaxing while overlooking the enclosed garden. Completing the layout is a separate dining room, enhancing the home's versatility for entertaining.

With a thoughtful, flowing design and multiple reception rooms, the bungalow lends itself perfectly to modern reconfiguration or sympathetic improvement. Combined with its peaceful setting and proximity to local amenities, Briggate Crescent presents an excellent opportunity to create a bespoke home in a sought-after location.

Entrance Porch

1.30 x 1.07 (4'3" x 3'6")

Lounge Diner

4.40 x 4.56 (14'5" x 14'11")

Kitchen Breakfast Room

2.55 x 5.77 (8'4" x 18'11")

Hallway

1.95 x 1.63 (6'4" x 5'4")

Master Bedroom

3.23 x 4.04 (10'7" x 13'3")

Shower Room

1.67 x 2.45 (5'5" x 8'0")

Reception Room

3.70 x 2.41 (12'1" x 7'10")

Bedroom Two

2.17 x 4.91 (7'1" x 16'1")

Bedroom Three

3.69 x 2.95 (12'1" x 9'8")

Dressing Room

3.30 x 2.93 (10'9" x 9'7")

EPC - D

6A/73

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
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Fttp
- Internet Speed: up to 1000Mbps
- Mobile Coverage: EE - Excellent, 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

