



9 Apple Way, Whittlesey, PE7 2GN

 **NEWTON FALLOWELL**



Key Features

- Stunning Semi-Detached Home
- UPGRADED SINCE BOUGHT FROM NEW IN 2024
- TWO DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- Lounge & Kitchen Diner with Integrated Appliances
- Contemporary Bathroom & Downstairs WC
- LANDSCAPED REAR GARDEN & DRIVEWAY PARKING
- SHOW HOME CONDITION
- EPC Rating B
- Freehold

Offers In Excess Of £225,000





This stunning semi-detached home is presented in SHOW HOME CONDITION and has been UPGRADED SINCE BEING PURCHASED FROM NEW IN 2024 and offers TWO DOUBLE BEDROOMS, a LANDSCAPED REAR GARDEN, in addition to DRIVEWAY PARKING FOR MULTIPLE VEHICLES and NHBC WARRANTY. The immaculate accommodation comprises of an entrance hall leading through to the lounge to the front aspect, where open access is located to the modern kitchen diner and useful downstairs WC, with the modern fitted kitchen boasting integrated appliances to include oven, fridge freezer and washer dryer, four-ring gas hob, slow-close cupboards and drawers, space to dine and doors leading out onto the rear garden, whilst the entirety of downstairs benefits from Karndean Art Select flooring fitted by Branded Flooring & Interiors Ltd. Upstairs there is upgraded Cormar carpets on the stairs, landing and in both double bedrooms, with both of the bedrooms hosting convenient built-in wardrobes fitted by the current owners, alongside fitted blinds which feature throughout the home, whilst the family bathroom benefits from a contemporary three-piece suite with a shower located over the bath. Outside there is driveway parking to the side aspect for multiple vehicles, with side gated access leading to the rear garden, which has been landscaped by the current owner and hosts a spacious patio seating area and further gravelled seating area, lawn with borders to the edges, evergreen plants, lavender and a pear tree, as well as useful shed storage.

Management Fee

We have been advised of an annual management fee payable, with the most recent payment made being £123.

Entrance Hall

Lounge 3.48m x 3.88m (11'5" x 12'8")

WC

Kitchen Diner 2.2m x 3.89m (7'2" x 12'10")

Landing

Bedroom One 2.78m x 3.36m (9'1" x 11'0")

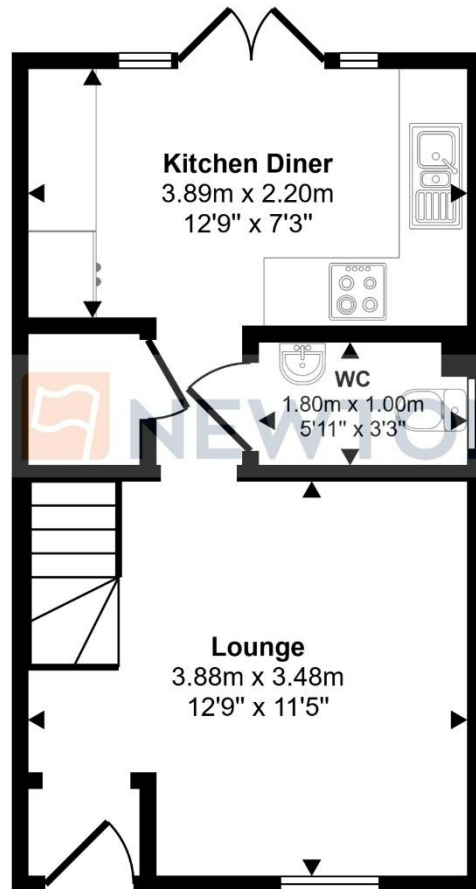
Bedroom Two 2.26m x 3.92m (7'5" x 12'11")

Family Bathroom 1.8m x 1.69m (5'11" x 5'6")

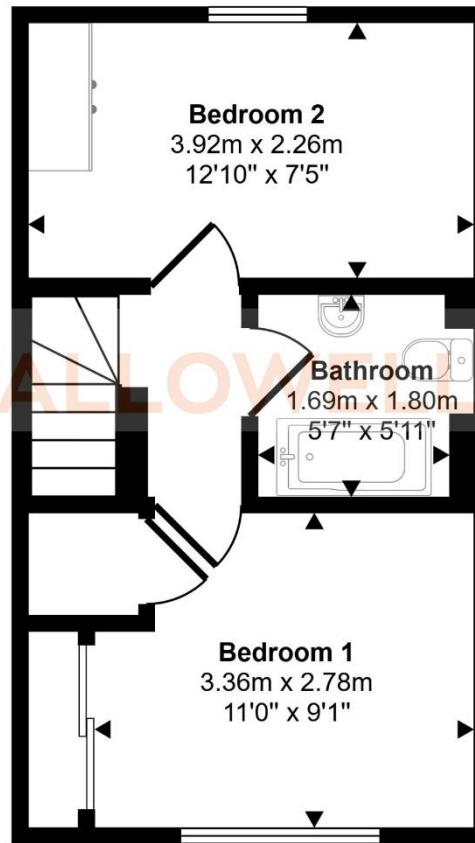
Whittlesey

Located on the edge of the picturesque Cambridgeshire Fens, Whittlesey is a vibrant market town offering the perfect blend of rural charm and modern convenience. Just six miles from Peterborough, the town enjoys excellent transport links via road, rail (Whittlesea station), and bus, making it ideal for commuters. Rich in heritage, Whittlesey is known for its historic architecture, including the iconic Buttercross and centuries-old churches, as well as its thriving community spirit showcased through popular events like the annual Straw Bear Festival. Residents benefit from a range of local amenities including shops (to include a Co-Op and Aldi supermarket), cafes, dentist, primary and secondary schools, sports facilities, Fenland Aqua Park and scenic nature reserves such as Lattersey Field. With its welcoming atmosphere, strong sense of community, and easy access to both countryside and city life, Whittlesey offers an appealing lifestyle for families, professionals, and retirees alike.

Approx Gross Internal Area
56 sq m / 600 sq ft



Ground Floor
Approx 28 sq m / 297 sq ft



First Floor
Approx 28 sq m / 302 sq ft

COUNCIL TAX INFORMATION:

Local Authority: Fenland District Council
Council Tax Band: B

AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.



SCAN ME

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.