



Almond Avenue
Whittlesey, Peterborough, PE7 2GS

Offers In Excess Of £210,000 - Freehold, Tax Band - B



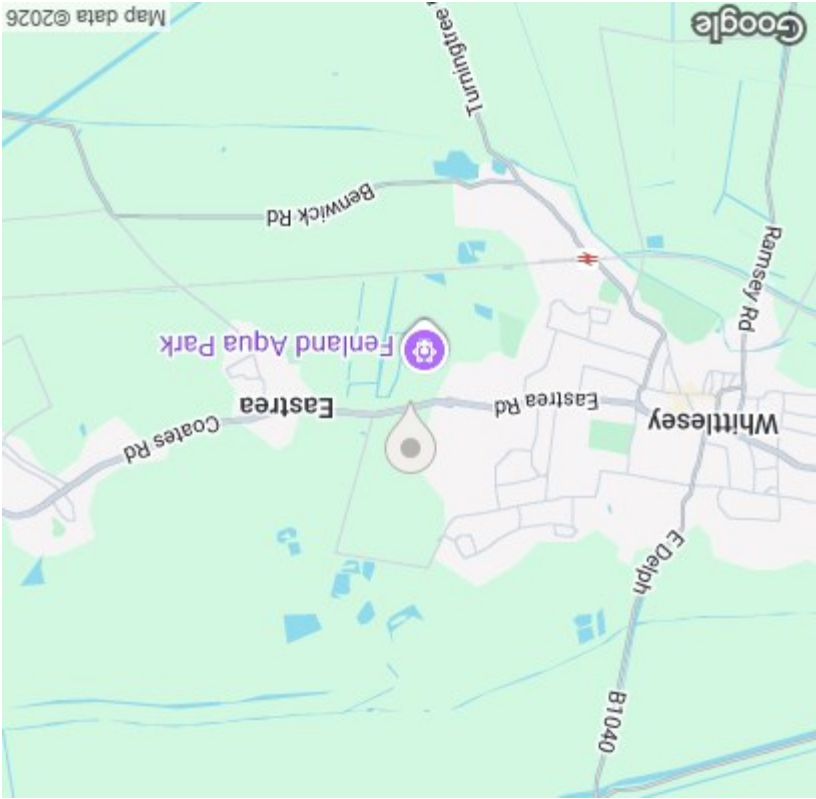
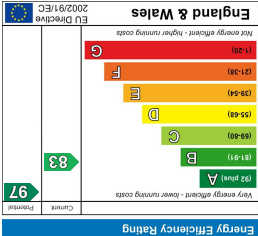
Floor Plan



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



Area Map

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.

Almond Avenue

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Situated in the popular area of Whittlesey, this modern two bedroom semi detached home is an ideal first time purchase or an excellent option for those looking to downsize. Built in 2023 and still benefiting from an NHBC warranty, the property offers modern living, a landscaped rear garden and driveway parking for two cars. With local amenities nearby and a virtual tour available, this is a home well worth viewing.

The accommodation offers a welcoming living space alongside a modern kitchen and the added convenience of a downstairs WC, with two bedrooms and a family bathroom upstairs. Outside, the landscaped rear garden provides an attractive space to relax and entertain, complete with a seating area, while a useful storage shed offers additional practicality. The property also benefits from a driveway providing off road parking for two vehicles. Conveniently located close to local amenities, this modern home combines comfort and convenience, making it an appealing choice for a range of buyers.

- Entrance Porch

0.82 x 1.04 (2'8" x 3'4")
- Lounge

3.61 x 4.02 (11'10" x 13'2")
- WC

1.07 x 1.91 (3'6" x 6'3")
- Kitchen Breakfast Room

2.31 x 3.94 (7'6" x 12'11")
- Landing

1.85 x 0.98 (6'0" x 3'2")
- Master Bedroom

2.89 x 3.96 (9'5" x 12'11")
- Bathroom

1.83 x 1.69 (6'0" x 5'6")
- Bedroom Two

2.31 x 3.98 (7'6" x 13'0")
- EPC - B

83/97
- Tenure - Freehold

There is a community Green Space Charge payable, current figure is £300 per annum.



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: Driveway Private
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Mobile
- Internet Speed: up to 5500Mbps
- Mobile Coverage: TBC

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

