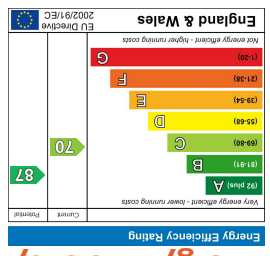


Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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



**Area Map**



**Floor Plan**



**Orchard Street**  
 Whittlesey, Peterborough, PE7 1QJ

**Guide Price £190,000 - Freehold , Tax Band - B**



## Orchard Street

Whittlesey, Peterborough, PE7 1QJ

Situated in the charming Fenland Market Town of Whittlesey, Peterborough, this delightful extended end terraced house on Orchard Street offers a perfect blend of comfort and convenience. With its prime location, residents will enjoy the ease of walking to the town centre, where a variety of shops, cafes, and local amenities await. Internally comprising of two reception rooms, a modern kitchen, three good sized bedrooms, a modern bathroom, and a family bathroom.

The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining, as well as a modern kitchen with a range of base and eye level units. The three well-proportioned bedrooms are ideal for families or those seeking extra room for guests or a home office. The bathroom is conveniently located, ensuring practicality for everyday living. One of the standout features of this home is the off-road parking, a valuable asset in this bustling area. Additionally, the enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting gatherings with friends and family. With no forward chain, this property presents an excellent opportunity for a smooth and swift move. Whether you are a first-time buyer, a growing family, or looking to downsize, this home is sure to meet your needs. Do not miss the chance to make this lovely house your new home in Whittlesey.

### 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 (amsold 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.

**Lounge**  
3.63 x 3.46 (11'10" x 11'4")

**Kitchen**  
3.65 x 3.47 (11'11" x 11'4")

**Living Room**  
5.96 x 4.03 (19'6" x 13'2")

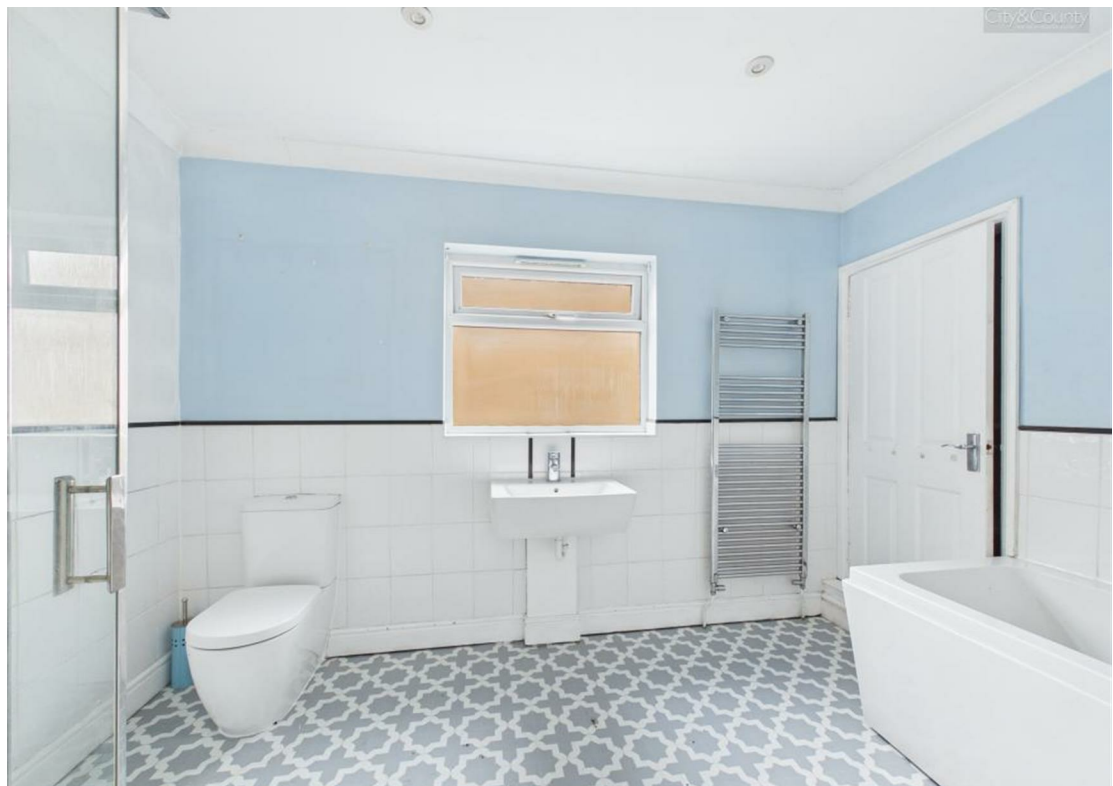
**Landing**  
0.95 x 3.46 (3'1" x 11'4")

**Master Bedroom**  
3.67 x 3.46 (12'0" x 11'4")

**Bathroom**  
2.58 x 3.48 (8'5" x 11'5")

**Hallway**  
1.39 x 0.87 (4'6" x 2'10")

**Bedroom Two**  
3.24 x 3.96 (10'7" x 12'11")



**Bedroom Three**  
2.62 x 3.17 (8'7" x 10'4")

**EPC - C**  
70/87

**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: Yes  
Lease restrictions: No  
Listed building: No  
Permitted development: No  
Holiday home rental: No  
Restrictive covenant: No  
Business from property: Yes  
Property subletting: Yes  
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: Cable  
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.

**DRAFT DETAILS AWAITING VENDOR APPROVAL**

