



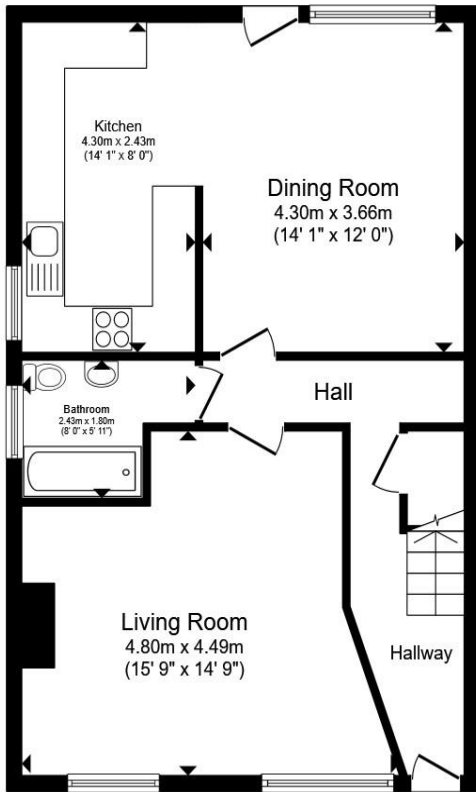
**St. Marys Street, Whittlesey Peterborough PE7 1BG**

**welcome to**

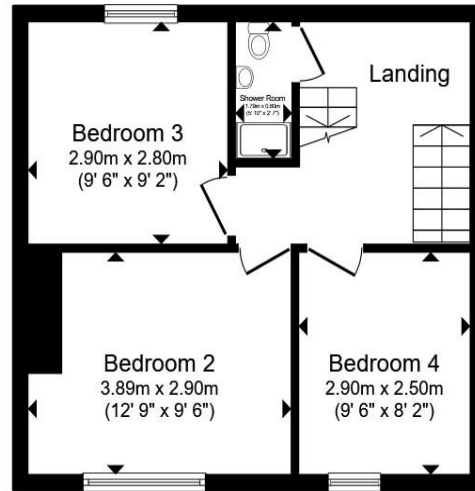
## **St. Marys Street, Whittlesey Peterborough**

Please welcome to the market this piece of history, located in the heart of Whittlesey this wonderfully presented, characterful 4 bedroom town house, the previous dwelling of Sir Harry Smith himself offers you a newly renovated, beautiful and spacious kitchen/ diner, perfect for entertaining, you will also find the well-presented three piece bathroom, alongside the beautifully presented lounge, completed with an exposed brick fireplace complete with a cozy log burner. On the first floor you will find three spacious double bedrooms, as well as a window into the past showing the heritage of the property, as well as a three-piece shower room. On the second floor you will find the large master bedroom complete with a cloakroom off the master. The exterior offers a large private rear garden with a large outbuilding available with planning for a two-bedroom dwelling. Call now to find out more!

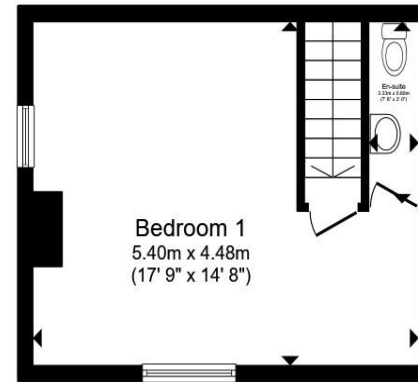




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 121.4 m<sup>2</sup> (1,307 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

welcome to

## St. Marys Street, Whittlesey Peterborough

- HISTORIC PROPERTY
- FOUR BEDROOMS
- GATED PARKING
- NEW KITCHEN
- LARGE GARDEN

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

guide price

**£400,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/PCG123359](http://williamhbrown.co.uk/Property/PCG123359)



Property Ref:  
PCG123359 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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