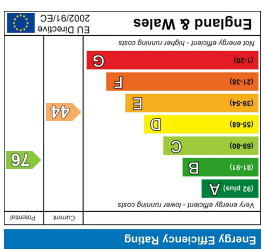


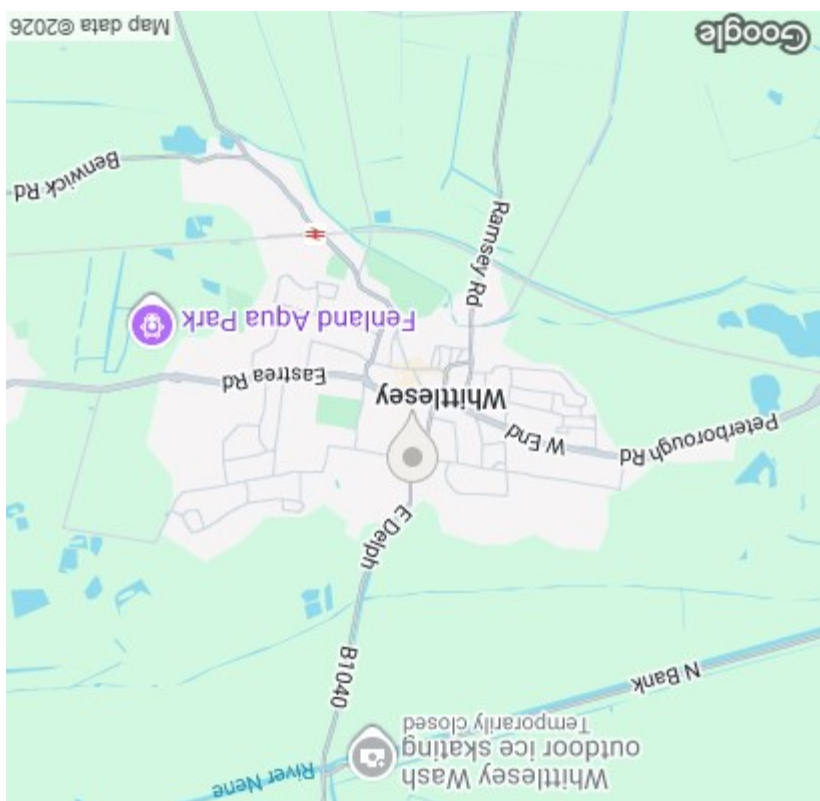
Disclaimer Important Notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these Sales Particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey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

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



Gracious Street

Whittlesey, Peterborough, PE7 1AP

£220,000 - Freehold , Tax Band - A



Gracious Street

Whittlesey, Peterborough, PE7 1AP

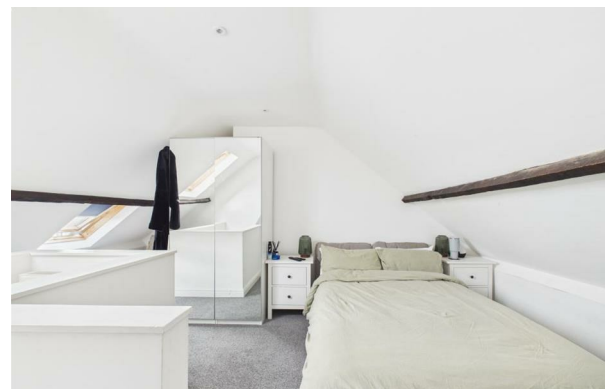
Situated on the sought-after Gracious Street in Whittlesey, this spacious bay-fronted semi-detached home has been fully modernised in recent years while retaining charming period features throughout. Offering generous and versatile accommodation across three floors, the property also benefits from gas central heating, a private rear garden, and is conveniently located just a short walk from the town centre. With no forward chain, it presents an excellent opportunity for a smooth and straightforward purchase.

This spacious bay-fronted semi-detached home on Gracious Street, Whittlesey, offers a wonderful blend of character and modern living, having been fully modernised in recent years while still retaining attractive period features throughout. You enter the property via a welcoming entrance hallway, which provides access to the principal ground floor rooms and sets the tone for the rest of the home. To the front, the bay-fronted living room is a bright and comfortable space, ideal for relaxing or entertaining, with its generous proportions enhanced by natural light from the feature window. Moving through, the dining room sits centrally within the home and offers an excellent space for family meals or hosting guests. Its position between the living room and kitchen creates a natural flow, making it both practical and sociable. To the rear, the kitchen is well laid out with ample worktop and storage space, perfectly suited for everyday use. Beyond the kitchen, a separate utility room provides additional practicality, keeping laundry and household tasks neatly tucked away while offering further storage and access to the rear garden. The first floor comprises two well-proportioned bedrooms and a four piece family bathroom, which has been updated in keeping with the home's modernisation, offering a clean and functional space. A further staircase leads to the second floor, where you will find the impressive master bedroom. This top-floor retreat is both spacious and private, making it an ideal principal suite, with a layout that maximises the available space and character of the property.

Externally, the home benefits from a private rear garden, providing a pleasant outdoor area for relaxing, gardening, or entertaining during the warmer months.

Additional features include gas central heating for comfort and efficiency, and the property is offered for sale with no forward chain, allowing for a smoother and potentially quicker purchase. Ideally situated, the home is just a short walk from Whittlesey town centre, giving easy access to local amenities, shops, and transport links. Overall, this is a beautifully presented home that successfully combines period charm with modern convenience, making it an excellent choice for a range of buyers.

- Entrance Hall**
1.07 x 3.83 (3'6" x 12'6")
- Living Room**
3.61 x 3.92 (11'10" x 12'10")
- Dining Room**
3.80 x 3.03 (12'5" x 9'11")
- Kitchen**
1.75 x 4.28 (5'8" x 14'0")
- Utility Room**
1.72 x 2.44 (5'7" x 8'0")
- Landing**
0.82 x 2.26 (2'8" x 7'4")
- Bedroom Two**
3.63 x 3.92 (11'10" x 12'10")
- Bedroom Three**
2.69 x 2.09 (8'9" x 6'10")
- Bathroom**
1.81 x 4.31 (5'11" x 14'1")



Master Bedroom
3.42 x 5.23 (11'2" x 17'1")
EPC - E
44/76

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 (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: Street Parking - Permit NOT Required
- Solar Panels: No
- Water: Mains
- Electricity: Mains Supply
- Sewerage: Mains
- Heating: Gas Mains
- Internet connection: Ftp
- Internet Speed: up to 1800Mbps
- 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

