



Charles Road
Whittlesey, Peterborough, PE7 2RG

£280,000 - Freehold, Tax Band - C



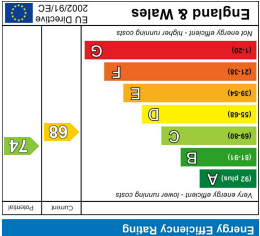
Floor Plan



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 or verified 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.

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Situated within a quiet cul-de-sac in Whittlesey, this three bedroom link detached family home offers spacious living accommodation, a private enclosed rear garden, a garage and a large driveway, making it an ideal choice for families and professionals alike. The property also benefits from a downstairs WC, two separate utility rooms and a convenient location within proximity to local amenities.

The ground floor comprises an entrance hall, a spacious lounge diner providing ample room for both relaxation and entertaining, a separate kitchen, two useful utility rooms and a downstairs WC. To the first floor, there are three well proportioned bedrooms, served by a shower room and a central landing. Externally, the property enjoys a private enclosed rear garden, ideal for outdoor dining and family use, together with a garage and a large driveway providing excellent off road parking. Located within a popular residential area of Whittlesey, the property is conveniently positioned for a range of local shops, amenities and everyday essentials.

Entrance Hall
393 x 1.01 (12'10" x 3'3")

WC
1.63 x 1.59 (5'4" x 5'2")

Lounge Diner
667 x 3.60 (21'10" x 11'9")

Kitchen
2.63 x 3.27 (8'7" x 10'8")

Utility Room Two
1.79 x 2.61 (5'10" x 8'6")

Utility Room One
3.02 x 2.32 (9'10" x 7'7")

Landing
2.15 x 0.94 (7'0" x 3'1")

Master Bedroom
3.85 x 3.07 (12'7" x 10'0")

Bedroom Two
2.76 x 3.48 (9'0" x 11'5")

Shower Room
1.63 x 2.83 (5'4" x 9'3")

Bedroom Three
2.66 x 3.29 (8'8" x 10'9")

Garage
2.69 x 2.72 (8'9" x 8'11")

EPC - D
68/74

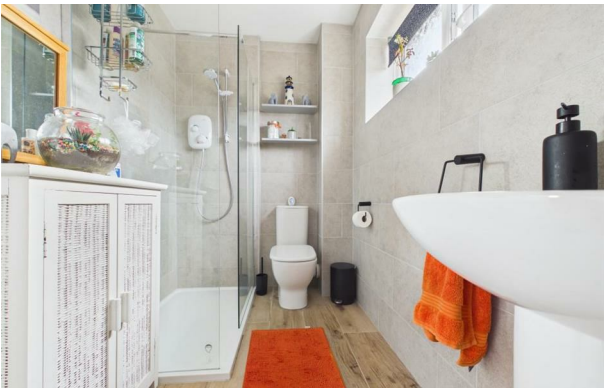
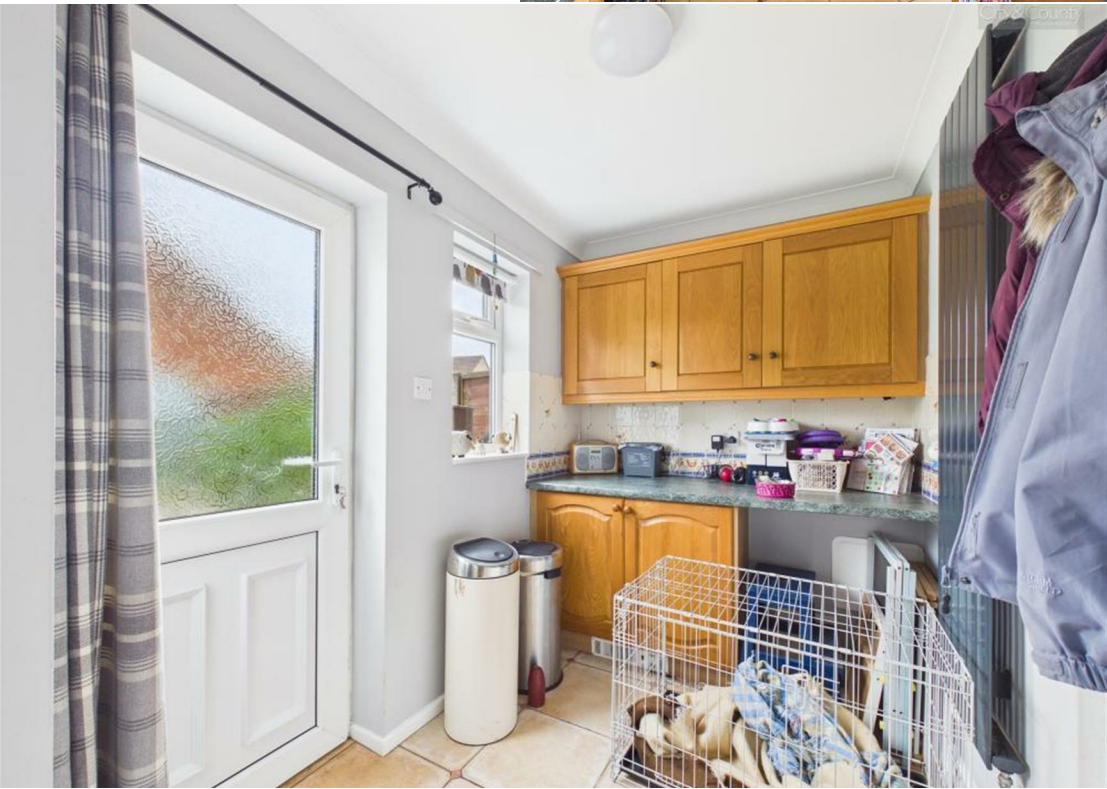
Tenure - Freehold

IMAGE DISCLAIMER

Some images in this brochure have been digitally enhanced or modified using artificial intelligence (AI) technology for illustrative and marketing purposes. These alterations may include virtual staging, enhanced lighting, landscaping, or cosmetic improvements intended to help visualise the property's potential. Actual appearance, condition, fixtures, finishes, views, and surroundings may differ. Prospective purchasers or tenants should rely on their own inspections and enquiries when assessing the property.

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: Single Garage, Driveway Private
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Cable
Internet Speed: up to 5500Mbps
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.

