Coates Road

Eastrea, Whittlesey, Peterborough, PE7 2BA

Offers In Excess Of £240,000 - Freehold , Tax Band - B

3 2 1 C

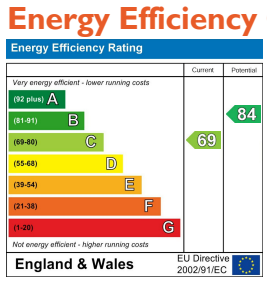
Floor Plan

Area Map

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



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 guarantee. 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 licencing 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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Spacious three bedroom detached bungalow situated within easy reach of Whittlesey town centre, offering versatile single storey living with a large driveway providing ample off road parking, a substantial garage with electric up and over door, private enclosed rear garden, en-suite to the master bedroom, generous family bathroom, utility room and rear porch.

This well presented detached bungalow offers spacious and well proportioned accommodation throughout. The property is entered via a welcoming entrance hall which provides access to all principal rooms. There is a generous living room with ample space for both seating and entertaining, while the kitchen diner offers an excellent social hub with plenty of room for family dining. The master bedroom is a comfortable double room benefiting from its own en-suite shower room. Bedroom two is another good sized double bedroom, with bedroom three providing flexibility as a guest room, nursery or home office. A large four piece family bathroom serves the remaining accommodation and includes both a bath and separate shower. To the rear of the property is a practical utility room and rear porch providing additional storage and access to the garden. Outside, the property enjoys a private enclosed rear garden ideal for relaxing and entertaining. To the front, a large driveway provides parking for several vehicles and leads to the spacious garage with electric up and over door. Conveniently located within close proximity to Whittlesey town centre and its range of shops, amenities and transport links, this bungalow represents an excellent opportunity for a wide range of purchasers.

Entrance Hall
1.56 x 6.13 (5'1" x 20'1")

Kitchen Diner
3.84 x 4.76 (12'7" x 15'7")

Utility Room
2.24 x 1.76 (7'4" x 5'9")

Rear Porch
1.12 x 1.76 (3'8" x 5'9")

Living Room
3.51 x 6.36 (11'6" x 20'10")

Master Bedroom
3.36 x 4.97 (11'0" x 16'3")

En-Suite To Master Bedroom
1.55 x 2.39 (5'1" x 7'10")

Bedroom Two
3.35 x 3.61 (10'11" x 11'10")

Bedroom Three
3.52 x 2.23 (11'6" x 7'3")

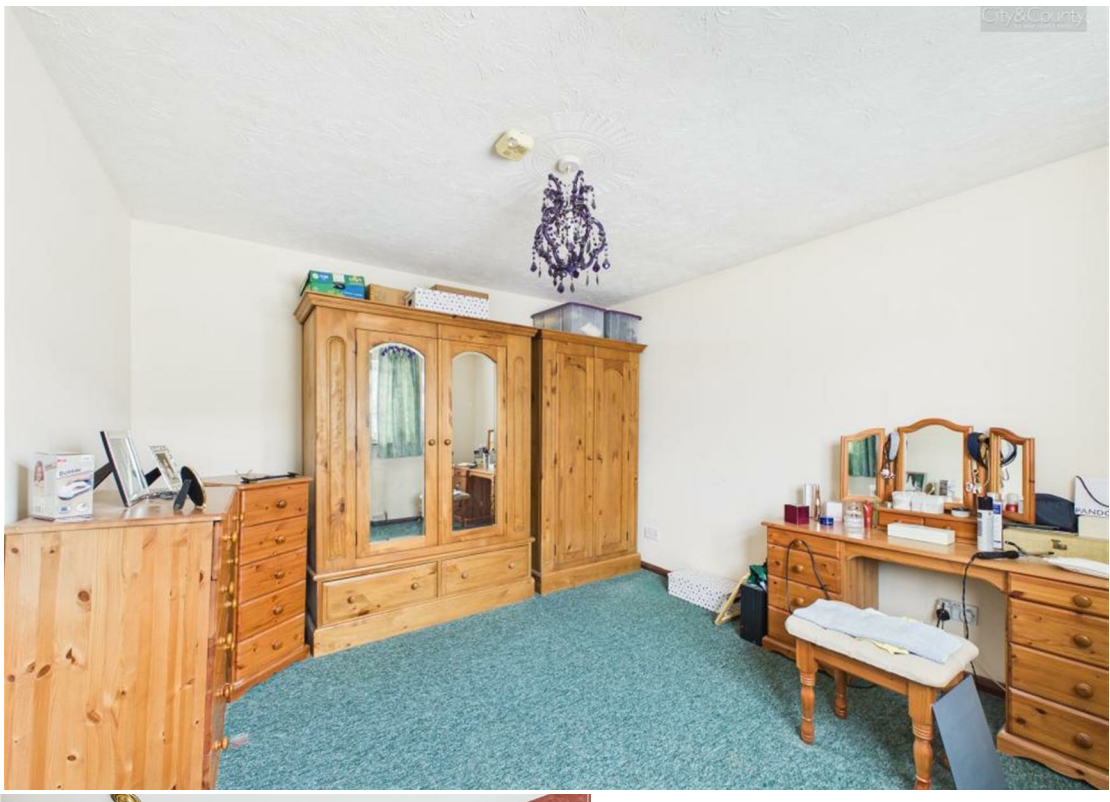
Bathroom
3.52 x 2.86 (11'6" x 9'4")

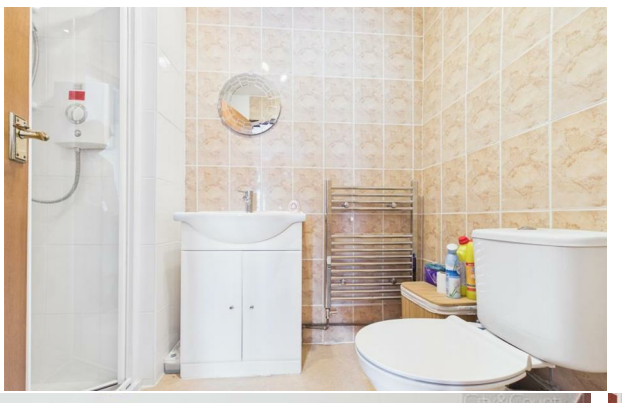
Garage
4.81 x 5.82 (15'9" x 19'1")

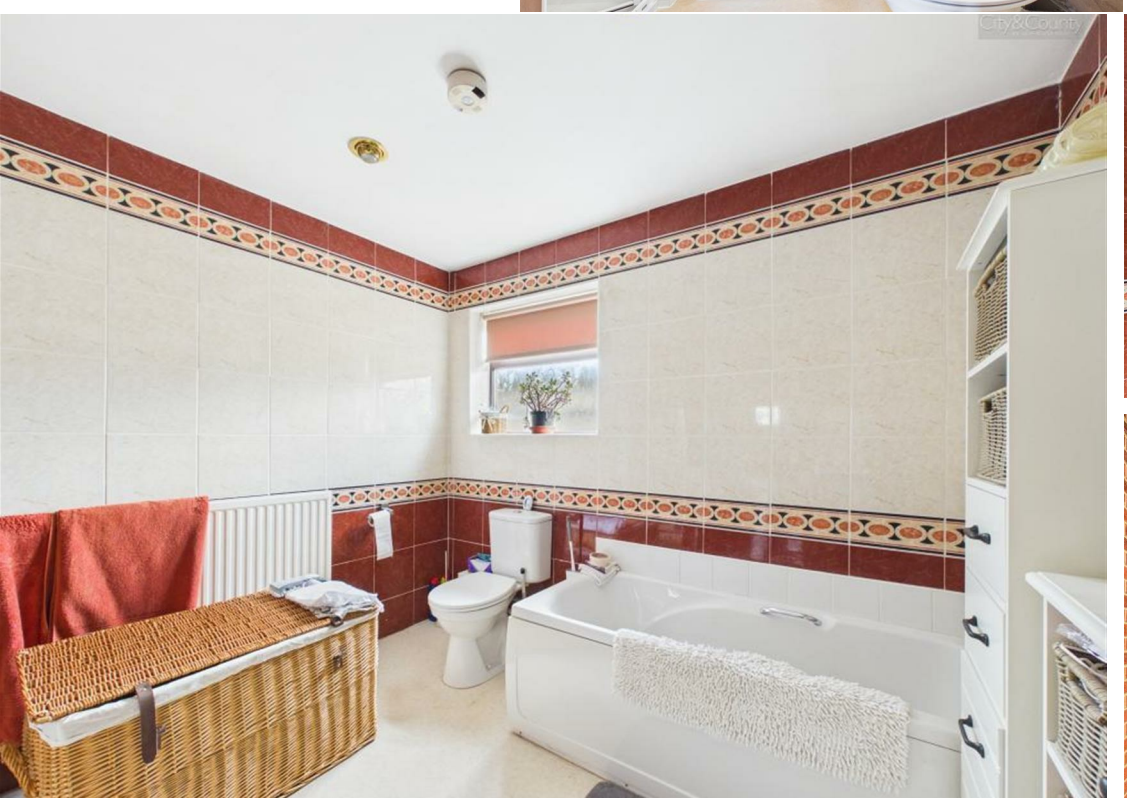
EPC - C
69/84

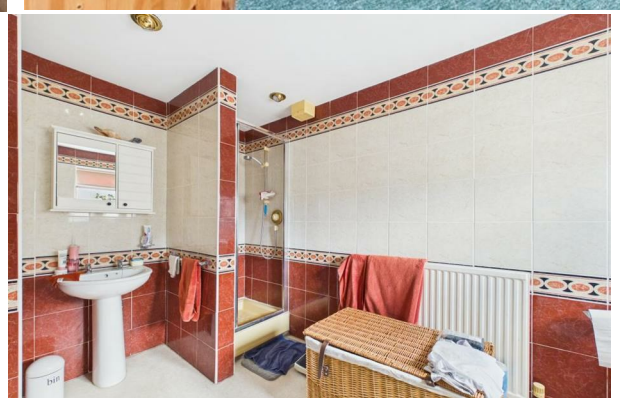
Tenure - Freehold

IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: Wide Doorways
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: Detached Garage, Driveway Private, Off Street Parking
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: TBC
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, Three - Excellent, 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.