

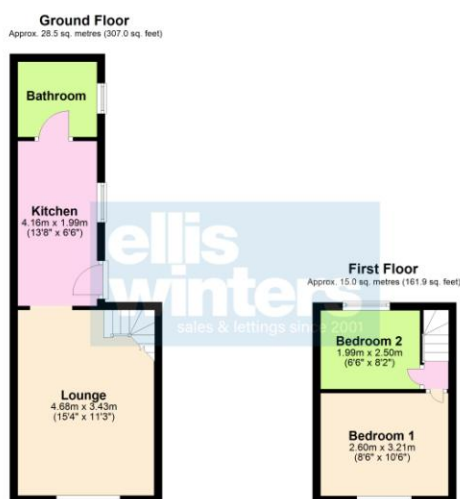
£160,000

1 Claygate, Whittlesey, PE7 1QL



To arrange a viewing call us now on 01354 701000

Offered with no chain and located close to town this detached cottage has much to offer. Accommodation comprises nice size lounge, kitchen with oven and hob, bathroom and two bedrooms. Outside there is a great south facing rear garden. EPC D



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Ground Floor

Lounge

4.68m (15'4") x 3.43m (11'3")

Window to front, two radiators, stairs to first floor and landing.



Kitchen

4.16m (13'8") x 1.99m (6'6")

Fitted with wall and base units with integral oven, hob and hood, sink unit with mixer tap, cupboard housing gas fired boiler, window to side, door to side.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC, window to side, radiator.



First Floor

Bedroom 1

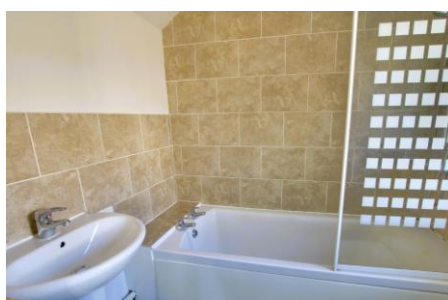
3.21m (10'6") x 2.60m (8'6")

Window to front, radiator.

Bedroom 2

2.50m (8'2") x 1.99m (6'6")

Window to rear, radiator.



Outside

The South facing rear garden is laid mainly to patio and lawn with outside water supply.



Freehold

Council tax band A

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.

The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.

Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

Ellis Winters & Co 52 High Street, March, Cambridgeshire, PE15 9JR

Tel: 01354 701000 Email: info@elliswinters.co.uk www.elliswinters.co.uk