

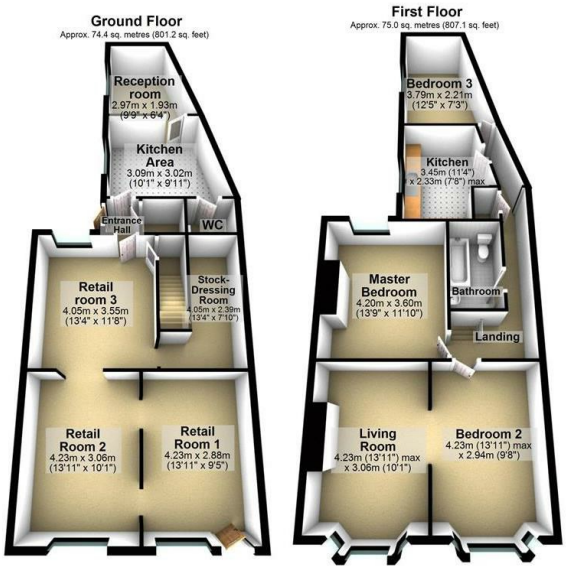
High Causeway

Whittlesey, Peterborough, PE7 1AE

£369,000 - Freehold , Tax Band - A

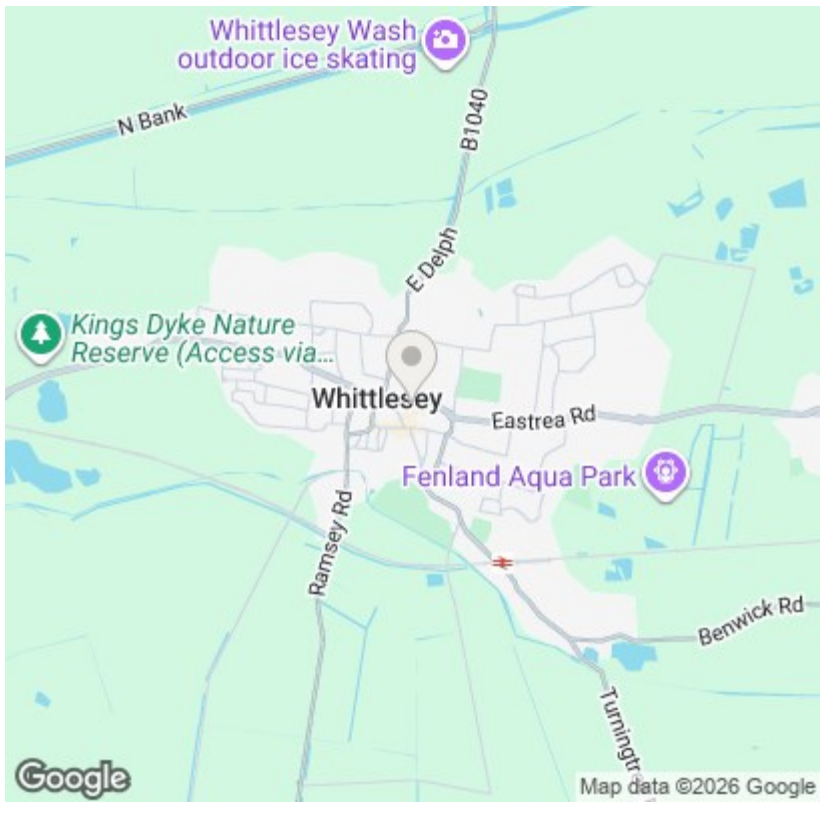
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Floor Plan



Total area: approx. 149.4 sq. metres (1608.4 sq. feet)

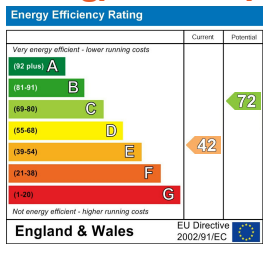
Area Map



Viewing

Please contact our City & County Estate Agents - Crowland Office on 01733 212305 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.

High Causeway

Whittlesey, Peterborough, PE7 1AE

City and County are delighted to present this fantastic purchase opportunity.
Nestled on the High Causeway in the heart of the Fenland market town of Whittlesey, Peterborough, this delightful property boasts a rich history dating back to 1906. Spacious commercial retail premises with shop frontage, living accommodation above comprising of a lounge/bedroom, two further double bedrooms, a kitchen and a bathroom. With its characterful features and a former granary to the rear that adds a touch of nostalgia, this semi-detached barn can be purchased separately or included by negotiation and offers a unique opportunity for residential conversion with lapsed planning in place for three times one bedroom flats.

The convenience of parking for one vehicle ensures that you'll never have to worry about finding a spot after a long day. There is a former granary and dilapidated barn to the rear (by separate negotiation) Whether you're looking to restore the barn to its former glory or simply enjoy the character of the main property with superb commercial and residential opportunities this property is full of potential and possibilities.

Don't miss out on the chance to own a piece of history in this idyllic location. Book a viewing today and step into a world of endless opportunities with this unique property on High Causeway.

Retail Room 1
4.23m x 2.88m (13'11" x 9'5")
Window to the front with two open plan walk ways leading to:

Retail Room 2
4.23m x 3.06m (13'11" x 10'0")
Window to the front with an archway leading to:

Retail room 3
4.05m x 3.55m (13'3" x 11'8")
uPVC double glazed window to the rear. Open plan to stock dressing room. Doors to:

Stock- Dressing Room
4.05m x 2.39m (13'3" x 7'10")
Store or stock room

Entrance Hall
1.16m x 1.01m (3'10" x 3'4")
uPVC door to the rear. Door to a storage cupboard and door to:

Kitchen Area
3.09m x 3.02m (10'2" x 9'11")
uPVC double glazed window to the side and doors to:

Reception Room/Bedroom
2.97m x 1.93m (9'9" x 6'4")
uPVC double glazed window to the side

WC
1.16m x 1.48m (3'10" x 4'10")
Fitted with a two piece suite comprising a wash hand basin and low-level WC

Landing
1.34m x 2.40m (4'5" x 7'10")
Open plan doors to:

Master Bedroom
4.20m x 3.60m (13'9" x 11'10")
uPVC double glazed window to the rear

Bedroom 2
4.23m x 2.94m (13'11" x 9'8")
uPVC double glazed bay window to the front. Open plan leading to the living room

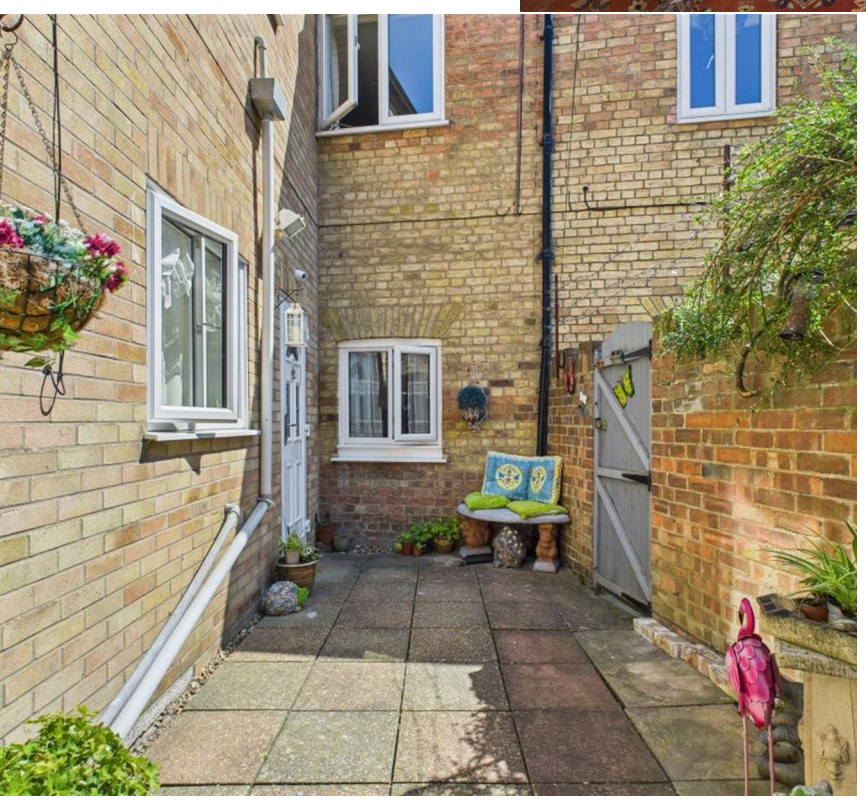
Living Room
4.23m x 3.06m (13'11" x 10'0")
uPVC double glazed bay window to the front













Bathroom
2.76m x 1.54m (9'1" x 5'1")
Fitted with a three piece suite comprising bath with shower over, pedestal wash hand basin and low-level WC. Tiled splashbacks and a extractor fan

Kitchen
3.45m x 2.33m (11'4" x 7'8")
uPVC double glazed window to the side. Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap. Plumbing for washing machine, space for fridge and electric point for cooker

Bedroom 3
3.79m x 2.21m (12'5" x 7'3")
uPVC double glazed window to the side

Outside
To the rear of the site there is a courtyard garden with parking for one vehicle.

EPC:
Ground Floor A1/A2 Retail Premises
Energy Efficiency Rating: D

First Floor Apartment
Energy Efficiency Rating: E

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: 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: Yes
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park No Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Night Storage Heaters
Internet connection: Fixed Wireless
Internet Speed: TBC
Mobile Coverage: TBC

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.