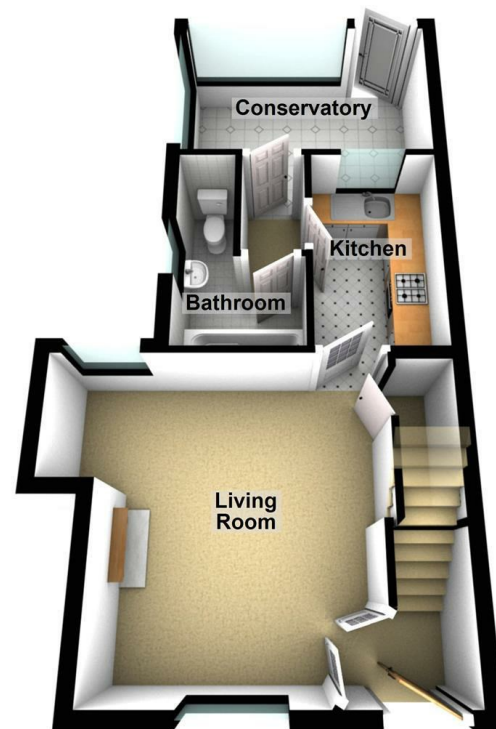


Ground Floor



ENTRANCE HALL

LIVING ROOM

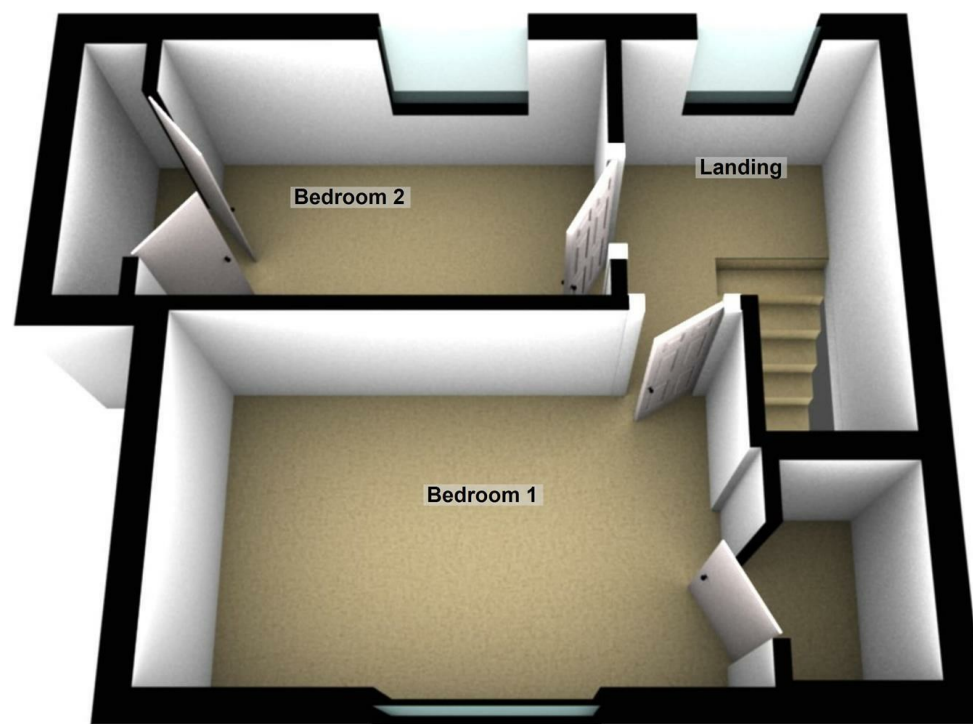
KITCHEN

INNER HALL

BATHROOM

CONSERVATORY

First Floor



LANDING

BEDROOM 1

BEDROOM 2

Woodcock Holmes

20a Tesla Court, Innovation Way,
Peterborough PE2 6FL

01733 303111

info@woodcockholmes.co.uk

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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

woodcockholmes.co.uk

WH
WOODCOCK HOLMES



5 Claygate

Whittlesey, Peterborough, PE7 1QL

£150,000



5 Claygate
Whittlesey, Peterborough
PE7 1QL

A charming two bedroom cottage offered with no forward chain, boasting spacious accommodation, character features, and a private garden, all within easy reach of the town centre.

• AVAILABLE WITH NO FORWARD CHAIN

• TWO DOUBLE BEDROOMS

• SPACIOUS LIVING ROOM

• CHARACTER FILLED COTTAGE

• CONSERVATORY

• GOOD SIZED REAR GARDEN WITH OUTBUILDING

• EASY ACCESS TO TOWN CENTRE

• CALL OUR OFFICE TO ARRANGE A VIEWING

Viewings: By appointment

£150,000

ENTRANCE HALL

Timber door to front, fitted carpet, stairs to first floor, double doors to living room.

LIVING ROOM

14'4" x 16'7"
Window to front and rear, fitted carpet, feature fireplace, radiator, understairs storage cupboard, door to kitchen.

KITCHEN

9'5" x 5'8"
Window to rear, door to inner hallway, fitted kitchen with a matching range of base and eye level units, fitted worktop, splashback tile surround, fitted sink drainer, fitted oven, space for appliances.

INNER HALL

Access to bathroom and conservatory.

BATHROOM

9'4" max x 5'6" max
Obscure glass window to side, fitted three-piece suite with WC, wash hand basin, bath with shower over, tiled surround, radiator.

CONSERVATORY

7'2" x 11'9"
Window to rear and side, door to rear, tiled flooring.

FIRST FLOOR LANDING

Window to rear, fitted carpet, access to both bedrooms.

BEDROOM 1

7'4" x 13'2"
Window to front, fitted carpet, radiator, fitted wardrobe space.

BEDROOM 2

6'6" x 10'5"
Window to rear, fitted carpet, radiator, fitted wardrobe space.

OUTSIDE

Externally, the property boasts a private, enclosed rear garden which is not overlooked, mainly laid to lawn with a patio area, a variety of shrubs, and an outbuilding to the rear. There is also gated side access with a right of way over the neighbouring property, accessed via an alleyway from Claygate. There is on-street parking to the front.

COUNCIL TAX/TENURE/EPC

Tenure, council tax band, and EPC rating details are provided by the vendor or relevant authority and should be verified by prospective buyers.

SERVICES

Services, systems, and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MARKETING INFORMATION

Every effort has been made to ensure that these details are accurate and not misleading please note that they are for guidance only and give a general outline and do not constitute any part of an offer or contract. Measurements, distances, and areas are approximate and should not be relied upon without verification. Interested parties should satisfy themselves of all details. None of the appliances, services or equipment described or shown have been tested.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D	57		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			
	Current	Potential	
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	