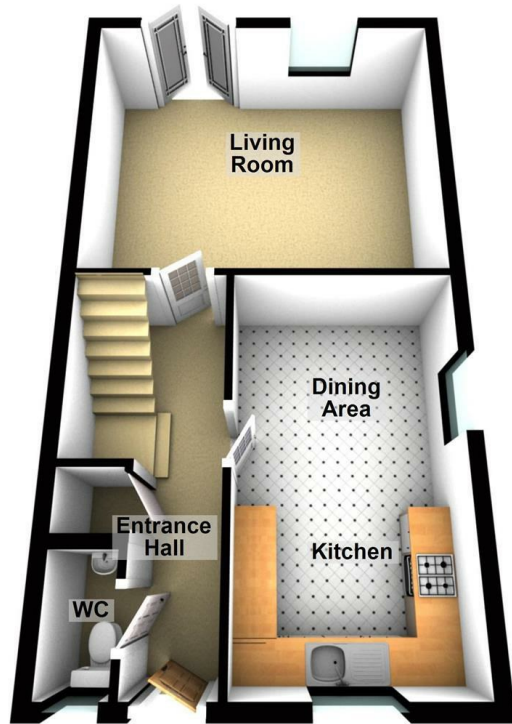


Ground Floor



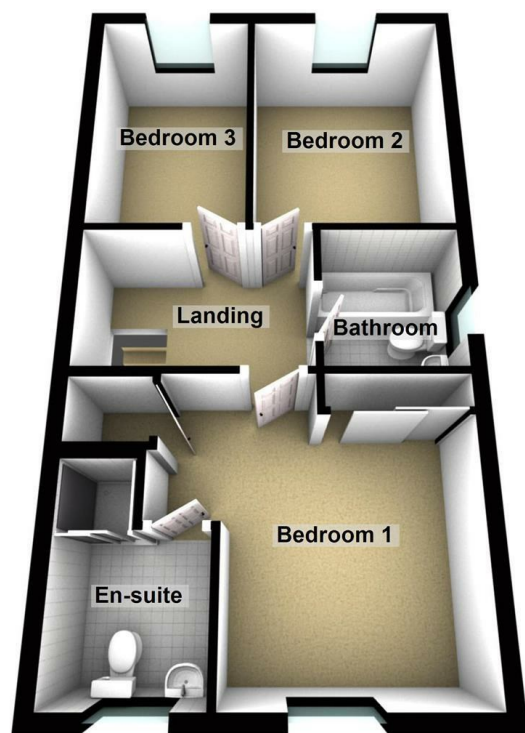
ENTRANCE HALL

CLOAKROOM

KITCHEN DINER

LIVING ROOM

First Floor



LANDING

BATHROOM

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

GARAGE



woodcockholmes.co.uk



Woodcock Holmes  
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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.

20 The Limes  
Whittlesey, Peterborough, PE7 1DS  
£290,000



## 20 The Limes Whittlesey, Peterborough PE7 1DS

A modern semi-detached house in the popular market town of Whittlesey, tucked away in a cul-de-sac location and in good condition throughout, this property is the ideal family home and available with No Forward Chain.

- MODERN SEMI-DETACHED HOUSE
- MARKET TOWN LOCATION
- NO FORWARD CHAIN
- PARKING & GARAGE
- THREE BEDROOMS
- ENSUITE TO MAIN BEDROOM
- KITCHEN DINER
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- CALL OUR OFFICE TO VIEW 01733 303111

Viewings: By appointment  
£290,000

### ENTRANCE HALL

Radiator. Laminate flooring. Wood panel door to storage cupboard. Wood panel door to:

### CLOAKROOM

Low level W.C., wash hand basin, radiator. uPVC double glazed window to front elevation.

### KITCHEN DINER

16'0" x 9'0"  
Range of eye and base level units, integrated cooker, hob and extractor over. Integrated dishwasher, washing machine and fridge freezer. Tiled flooring. Stainless steel sink and drainer with mixer tap over. Vokera boiler. uPVC double glazed window to front elevation. Spotlights to ceiling. uPVC double glazed window to side elevation. Double radiator.

### LIVING ROOM

15'7" x 12'11"  
uPVC double glazed window to rear elevation. uPVC double glazed patio doors leading to rear garden. Electric fire.

### LANDING

Loft access. Radiator. Airing cupboard housing hot water tank

### BEDROOM 1

12'5" x 10'4"  
uPVC front elevation. Built in sliding mirrored wardrobe. Radiator. Further built in wardrobe with hanging rail.

### ENSUITE SHOWER ROOM

5'6" x 6'0"  
Three piece suite comprising a low level W.C., wash hand basin and shower cubicle incorporating shower with folding door and tiled splash backs. Chrome towel rail radiator. uPVC double glazed window to front elevation. Shaver point. Spotlights to ceiling.

### BEDROOM 2

10'9" x 8'6"  
uPVC double glazed window to rear elevation. Radiator

### BEDROOM 3

10'9" x 6'8"  
uPVC double glazed window to rear elevation. Radiator.

### BATHROOM

6'5" x 5'7"  
Three piece suite comprising a low level W.C., wash hand basin and bath with shower over and folding screen. Extractor. Shaver point. Chrome towel rail radiator. uPVC double glazed window to side.

### OUTSIDE

OUTSIDE FRONT: Area laid to slate chippings. Path leading to front door. Off road parking offering 2 parking spaces and Garage with power and light. REAR GARDEN: Mainly laid to lawn with large decking area. Further decking area to rear of garden and bark chippings. Fenced boundaries.

### SURROUNDING AREA

Whittlesey is situated between Peterborough to the west and the town of March. Enjoying a market every Friday on the Market Square, the well-equipped town benefits from a variety of shops, hairdressers, Doctors surgeries and Health Centre, Leisure Centre, grade II listed George Hotel, Primary/Secondary schooling and many more facilities.

### TENURE

Freehold.

### SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

### FIXTURES & FITTINGS

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

### INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC