



- ENTRANCE HALL
- LIVING ROOM
- CONSERVATORY
- KITCHEN/DINER
- SHOWER ROOM
- BEDROOM 1
- ENSUITE SHOWER ROOM
- BEDROOM 2
- BEDROOM 3
- BEDROOM 4

DOUBLE GARAGE



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16 West Delph
Whittlesey, Peterborough, PE7 1RG
£400,000



16 West Delfh
Whittlesey, Peterborough
PE7 1RG

A WELL-PRESENTED, AND SPACIOUS,
INDIVIDUALLY BUILT BUNGALOW IN THE
POPULAR MARKET TOWN OF WHITTLESEY,
AVAILABLE WITH NO FORWARD CHAIN! CALL
OUR OFFICE ON 01733 303111 FOR MORE
INFORMATION OR TO ARRANGE A VIEWING.

• DETACHED BUNGALOW

• FOUR BEDROOMS

• TWO RECEPTION ROOMS

• DOUBLE GARAGE

• PRIVATE GARDEN

• ENSUITE TO MAIN BEDROOM

• KITCHEN DINER

• GAS CENTRAL HEATING

• UPVC DOUBLE GLAZED

• NO FORWARD CHAIN

Viewings: By appointment

£400,000

ENTRANCE HALL
6'8" x 9'11"
UPVC double glazed window and door to front, tiled flooring, airing cupboard, access to:

LIVING ROOM
13'10" x 21"
x2 UPVC double glazed windows and UPVC double glazed French doors to rear, laminate flooring, radiator, fireplace, air conditioning unit.

CONSERVATORY
9'3" x 17'1"
Brick base built conservatory, UPVC double glazed windows to rear and both sides, UPVC double glazed French doors to rear, tiled flooring, polycarbonate roof.

KITCHEN DINER
9'5" x 21"
UPVC double glazed window to rear, UPVC double glazed French doors to rear and single door to side. The kitchen is fitted with a matching range of base and eye-level units with splashback tiles behind fitted worktops. There is a built-in electric oven and grill, 1 1/2 bowl fitted stainless steel sink drainer, space for fridge freezer, space for wahsing machine.

BEDROOM 1
12'4" x 9'8"
UPVC double glazed window to front, laminate flooring, radiator.

ENSUITE SHOWER ROOM
3'10" x 7'5"
Obscure UPVC double glazed window to side, three-piece suite with low-level WC, pedestal wash hand basin, shower, wet room floor, radiator.

BEDROOM 2
13'11" x 9'5"
UPVC double glazed window to front, laminate flooring, radiator, built-in double wardrobe.

BEDROOM 3
6'5" x 7'8"
UPVC double glazed window to front, laminate flooring, radiator.

BEDROOM 4
9'9" x 7'4"
UPVC double glazed window to front, laminate flooring, radiator.

WET ROOM
5'10" x 7'6"
Obscure UPVC double glazed window to side, three-piece suite with low-level WC, pedestal wash hand basin, shower, wet room floor, radiator.

OUTSIDE
A gravel driveway leads up to the front of the bungalow, the front has ample parking and leads to the double garage and there is side access to the rear garden. The rear garden is fully enclosed by timber fencing, there is lawn area, pond, patio space, garden shed and a variety of mature flowerbeds and shrubs.

DOUBLE GARAGE
Brick-built detached garage with two up and over doors, single side access door and window, storage space into loft area.

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

FIXTURES & FITTINGS
Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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