

ENTRANCE HALL

LIVING ROOM

CONSERVATORY

KITCHEN/DINER

SHOWER ROOM

BEDROOM 1

ENSUITE SHOWER ROOM

BEDROOM 2

BEDROOM 3

BEDROOM 4

DOUBLE GARAGE

Woodcock Holmes First Floor Offices, 4 Office Village Hampton, Peterborough PE7 8GX

01733 303111 info@woodcockholmes.co.uk









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 logal title of the property. Buyers not obtain such verification from their solicitors



woodcockholmes.co.uk





16 West Delph 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

ENTRANCE HALL

6'8" x 9'11"

UPVC double glazed window and door to front, tiled flooring, airing cupboard,

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

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"

Viewings: By appointment

UPVC double glazed window to front, laminate flooring, radiator. £400,000



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.

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

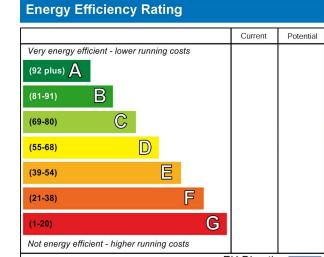
Mains water, electricity, gas and drainage are all connected. None of these services or appliances have been tested by the agents.

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

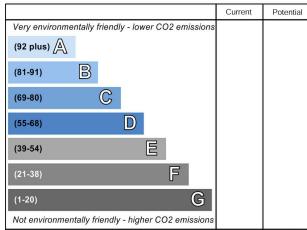
If you are considering this property BUY TO LET purposes, please call our Property aspects of the lettings market including potential rental yields for this property.



England & Wales

2002/91/EC

Environmental Impact (CO₂) Rating



England & Wales

EU Directive 2002/91/EC



Management team on 01733 303111. They will provide free expert advice on all