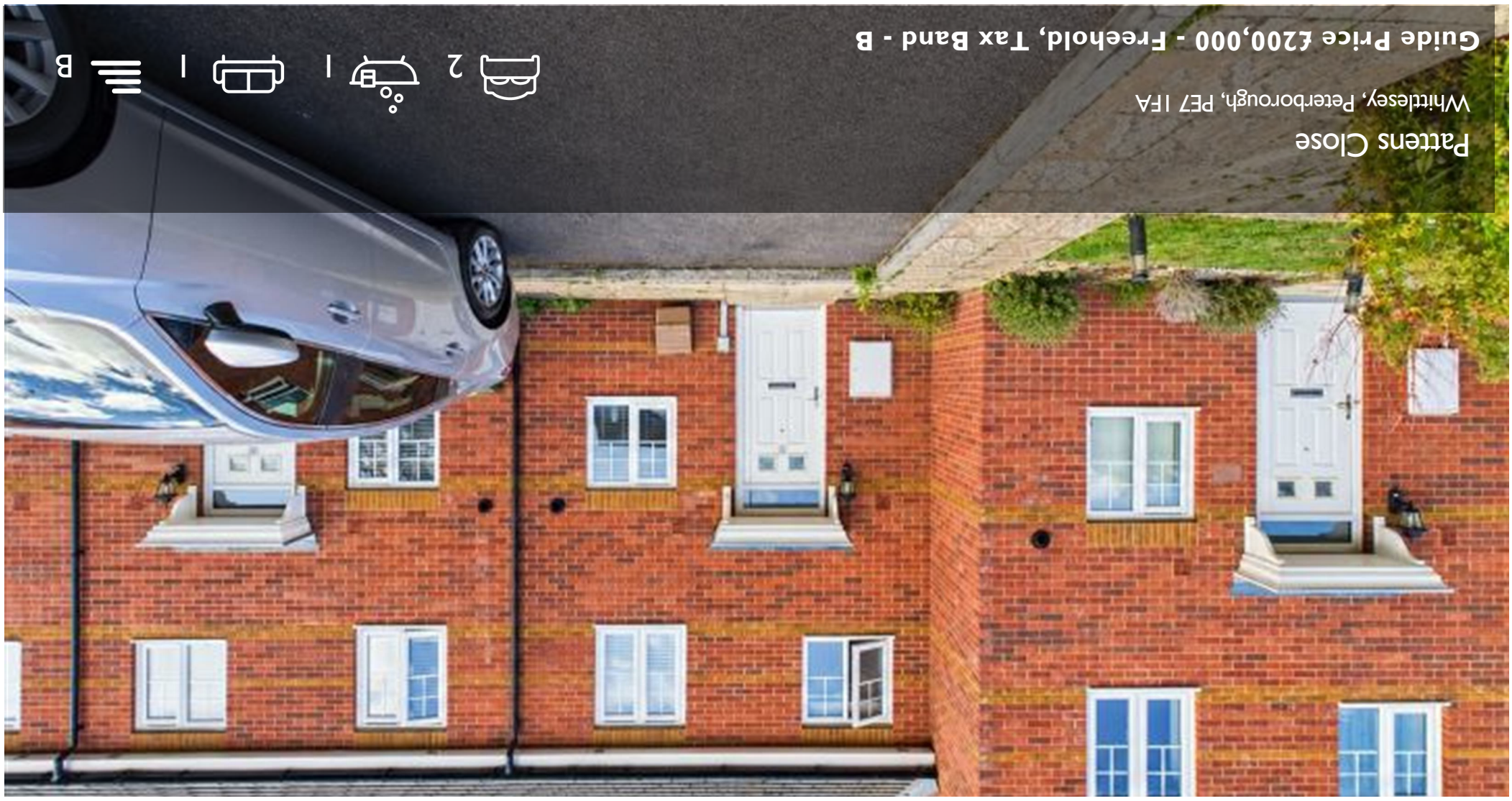


Pattens Close

Whittlesey, Peterborough, PE7 1FA

Guide Price £200,000 - Freehold, Tax Band - B

2 | | B

Floor Plan



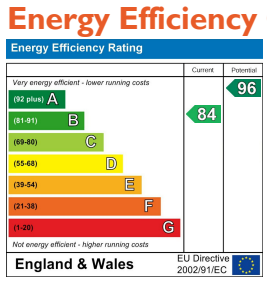
Area Map



Viewing

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 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.

Pattens Close

Whittlesey, Peterborough, PE7 1FA

*** GUIDE PRICE £200,00 - £210,000 ***

A well presented two bedroomed terrace home situated within a quiet cul-de-sac in the popular market town of Whittlesey, offered for sale with no forward chain. The property benefits from a driveway providing allocated parking, enclosed rear garden with gated rear access, downstairs WC, family bathroom and en-suite to the main bedroom, making it an ideal first time home or investment opportunity. Whittlesey offers a good range of local amenities including shops, supermarkets, schools, pubs, restaurants and leisure facilities, together with excellent transport links to Peterborough and surrounding areas.

The property is entered via an entrance hall with a downstairs WC to the left and a fitted kitchen to the right, equipped with an integrated cooker and space for a washing machine, dishwasher and fridge freezer. Stairs rise to the first floor, while straight ahead is the spacious living/dining room, which features useful under stairs storage and French doors opening onto the rear garden. Upstairs, the landing leads to bedroom two, a family bathroom , and the main bedroom, which benefits from a three piece en-suite. Outside, the rear garden is fully enclosed and arranged with a patio area and lawn, with a gated pathway providing rear access towards the front of the property, ideal for taking bins through. To the front is an allocated parking space and the property is conveniently positioned for access to Whittlesey town centre and the surrounding countryside.

Entrance Hall
3.50 x 1.24 (11'5" x 4'0")

WC
2.02 x 0.96 (6'7" x 3'1")

Kitchen
3.49 x 2.05 (11'5" x 6'8")

Living/Dining Room
4.12 x 4.45 (13'6" x 14'7")

Landing
1.14 x 1.59 (3'8" x 5'2")

Master Bedroom
2.99 x 2.90 (9'9" x 9'6")

En-Suite To Master Bedroom
1.99 x 1.44 (6'6" x 4'8")

Bedroom Two
2.66 x 4.45 (8'8" x 14'7")

Bathroom
1.87 x 1.70 (6'1" x 5'6")

EPC - B
84/96

Tenure - Freehold

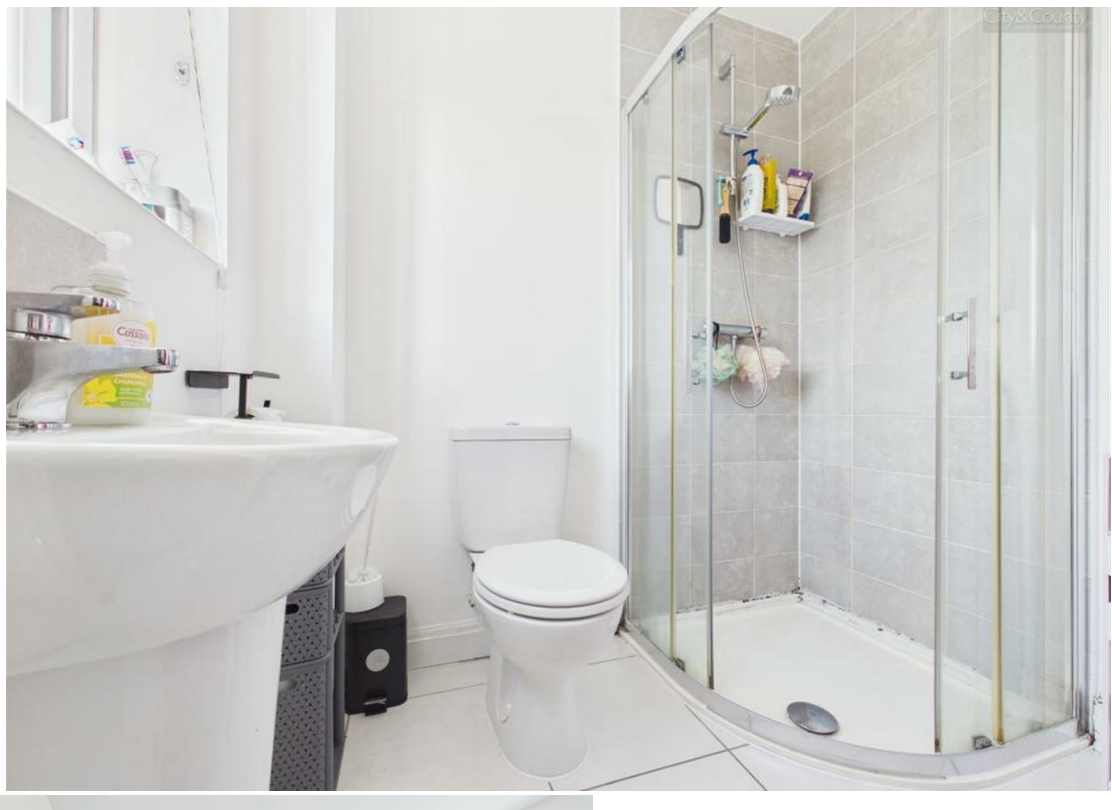
IMPORTANT LEGAL INFORMATION
Construction: Standard
Accessibility / Adaptations: None
Building safety: No
Known planning considerations: None
Flooded in the last 5 years: No
Sources of flooding: n/a
Flood defences: No
Coastal erosion: No
On a coalfield: No

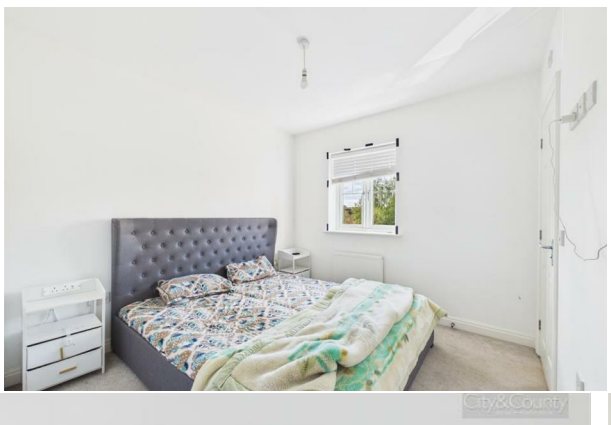


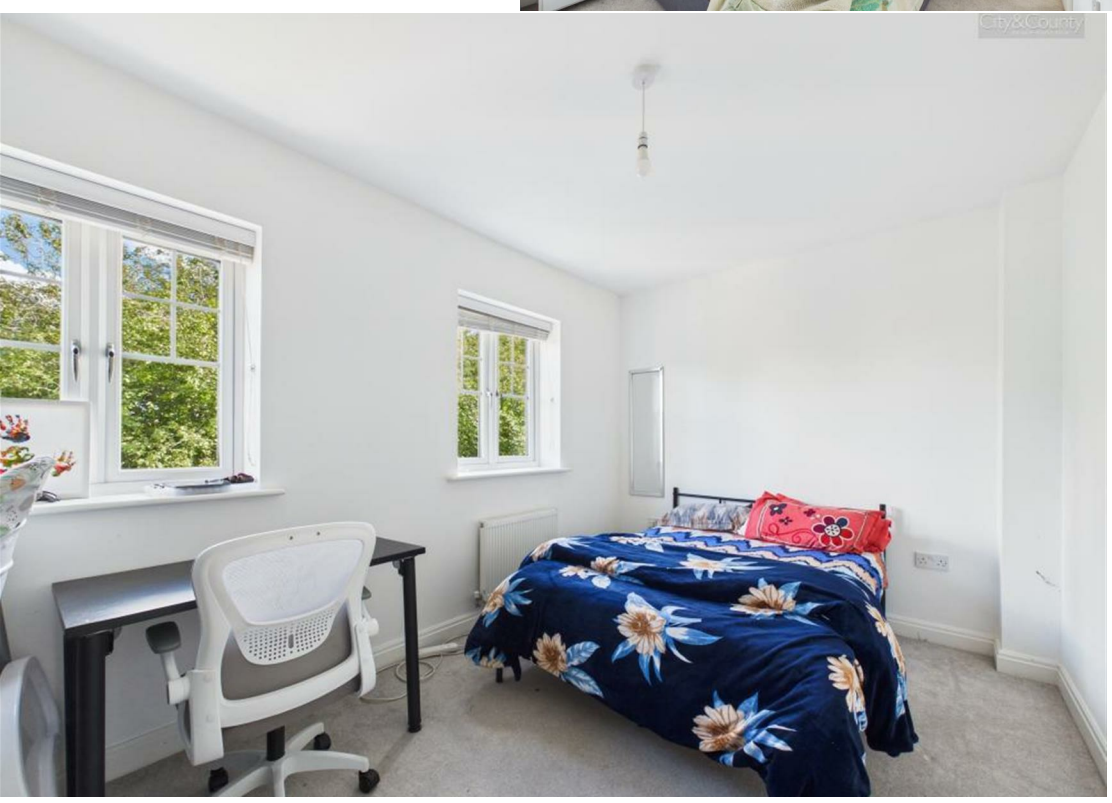
















Impacted by the effect of other mining activity: No
Conservation area: No
Lease restrictions (answer yes if there are restrictions, eg does not allow pets): No
Listed building: No
Permitted development: No
Holiday home rental: No
Restrictive covenant: No
Business from property NOT allowed: No
Property subletting: No
Tree preservation order: No
Other: No
Right of way public: No
Right of way private: No
Registered easements: No
Shared driveway: No
Third party loft access: No
Third party drain access: No
Other: No
Parking: Communal Car Park Allocated Space
Solar Panels: No
Water: Mains
Electricity: Mains Supply
Sewerage: Mains
Heating: Gas Mains
Internet connection: Fttc
Internet Speed: up to 5500Mbps
Mobile Coverage: EE - Excellent, O2 - Great, Vodafone - Excellent

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.



