

4 Portland Place
Whittlesey
Peterborough
Cambridgeshire.
PE7 1SB

350,000



- No Forward Chain
- Extended Family Home
- Three Double Bedrooms
- Two Reception Rooms
- Beautiful Rear Garden
- Driveway and Garage



Ref: PRA12691

General Description

****GUIDE PRICE £350,000 - £365,000****

****NO FORWARD CHAIN****

Smart Move are delighted to offer for sale, this well established, three bedroom home in Whittlesey. Tucked away in a highly regarded cul-de-sac and within walking distance to the local town, amenities, GP and a short drive to the schools, this extended property is ideal for a growing family.

Upon entering, the property benefits from a driveway for two/three vehicles, leading to the oversized garage. Inside, comprises; entrance hall with stairs to the first floor. From the hallway, to the left, is a second reception room which could be used as a play room/office. There's an integral door to the garage from the second reception room and in turn leads to the front and rear of the property. Back into the hallway, there are doors to the living room and kitchen/diner. The kitchen/diner was extended circa 2016 to create a fantastic hosting space. With a feature island and extensive cupboard space, the appliances are integrated, the work surfaces are of solid oak and there are two sets of French doors that open onto the fantastic wrap around garden.

Furthermore, downstairs also offers a WC.

To the first floor, there are three generous, double bedrooms, family bathroom and a storage cupboard.

The rear garden offers a sense of tranquility and with the wrap around nature, captures the sun throughout the day.

**** There is an existing TPO on the Holme Oak tree to the rear of the property****

To arrange your viewing, please call our sales team.

Accommodation

Entrance Hall

Downstairs WC

Second Reception Room (8' 6" x 15' 3") or (2.58m x 4.64m)

Living Room (10' 9" x 14' 11") or (3.28m x 4.54m)

Kitchen Area (26' 4" x 8' 6") or (8.03m x 2.59m)

Dining Area (14' 2" x 10' 10") or (4.31m x 3.29m)

Landing

Bedroom 1 (14' 7" x 11' 7") or (4.44m x 3.54m)

Bedroom 2 (11' 6" x 11' 7") or (3.50m x 3.53m)

Bedroom 3 (11' 0" x 11' 11") or (3.36m x 3.62m)

Bathroom (11' 5" x 5' 8") or (3.47m x 1.73m)

Rear Garden

Driveway

Garage (10' 4" x 17' 7") or (3.14m x 5.36m)

Services

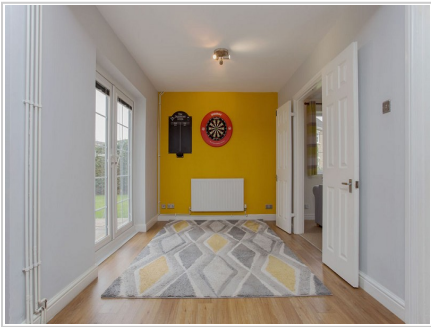
Mains electricity, mains water, mains gas, mains drainage

Tenure

We are informed that the tenure is Freehold

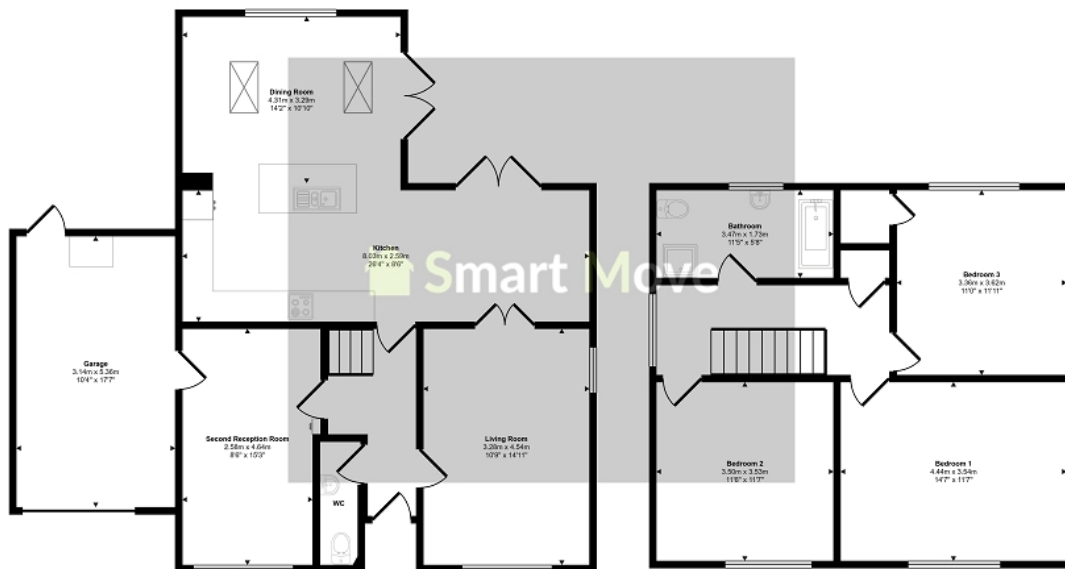
Council Tax

Band D





Approx Gross Internal Area
149 sq m / 1608 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of

any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.