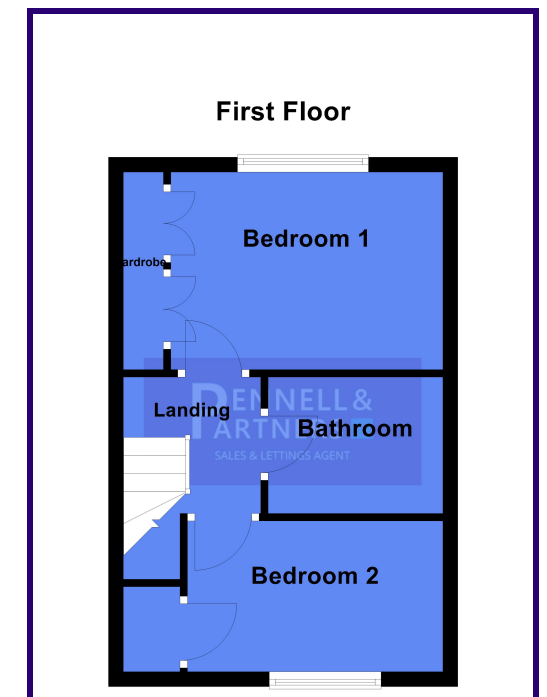
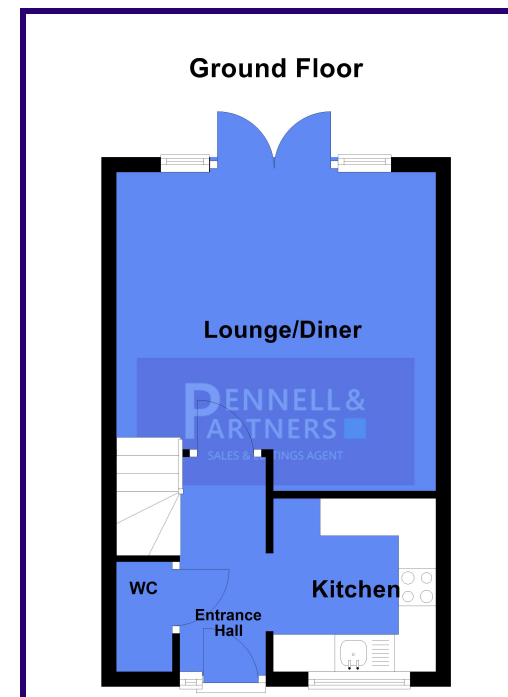




15 BELLMANS CLOSE, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1TU

£200,000



PENNELL & PARTNERS

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ABOUT THE PROPERTY

Welcome to this charming two-bedroom terraced home situated in the heart of Whittlesey. Perfectly suited for first-time buyers, small families, or anyone seeking a comfortable and stylish living space, this property offers an excellent blend of modern convenience and classic appeal.

Boasting driveway parking for multiple vehicles, a garage en-block, and a south-facing rear garden, this lovely home is presented in good condition throughout, ready to welcome its new owners.

Whittlesey is a vibrant and friendly town located close to the historic city of Peterborough, making it an ideal location for commuters and families alike. The town benefits from excellent local amenities, including shops, schools, cafes, and recreational facilities, all within easy reach. Additionally, with excellent transport links and access to the surrounding countryside, Whittlesey offers a wonderful balance of town life and country charm.

Upon entering the property, you are greeted by a spacious and bright lounge/diner that forms the hub of the home. The large reception room provides ample space for both comfortable seating and a dining area, perfect for relaxing with family or entertaining guests. Neutral décor and generous natural light create a welcoming atmosphere that flows effortlessly through the property.

The kitchen offers a practical and well-sized workspace, equipped with all the essentials needed for meal preparation. Its convenient layout ensures you can enjoy cooking while still being connected to the rest of the living area, making it ideal for modern living and social gatherings.

The property features two double bedrooms, both of which are generously proportioned and naturally bright. These comfortable rooms provide plenty of space for wardrobes and additional furniture, offering versatility to accommodate your lifestyle needs, whether that be restful bedrooms, a home office, or guest rooms.

The family bathroom is tastefully finished and includes a full suite, featuring a bath with overhead shower, wash basin, and WC. It is well maintained and offers a clean, fresh space to start or end your day with ease.

Outside, the south-facing rear garden is a particular highlight of this home. It enjoys sunshine throughout much of the day, providing a peaceful outdoor retreat. The garden is an ideal spot for summer barbecues, gardening, or simply unwinding in a private setting.

Adding to the property's appeal is the driveway, capable of accommodating multiple vehicles, ensuring parking is never a concern. Additionally, the garage en-block offers secure storage and further convenience, perfect for keeping bikes, tools, or even a small vehicle safe.

In summary, this two-bedroom terraced house in Whittlesey is a fantastic opportunity to acquire a well-maintained and thoughtfully designed home in a sought-after location. With spacious living areas, excellent parking facilities, a lovely garden, and close proximity to local amenities, this property is sure to attract interest, so early viewing is highly recommended.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	87
(69-80)	C	
(55-68)	D	66
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

ENTRANCE HALL

KITCHEN

2.16m x 2.37m (7' 1" x 7' 9")

LOUNGE/DINER

4.29m x 4.28m (14' 1" x 14' 1")

W.C.

FIRST FLOOR

BEDROOM ONE

3.68m x 2.37m (12' 1" x 7' 9")

BEDROOM TWO

3.25m x 2.02m (10' 8" x 6' 8")

BATHROOM

1.65m x 2.16m (5' 5" x 7' 1")

SINGLE GARAGE (ON BLOCK)