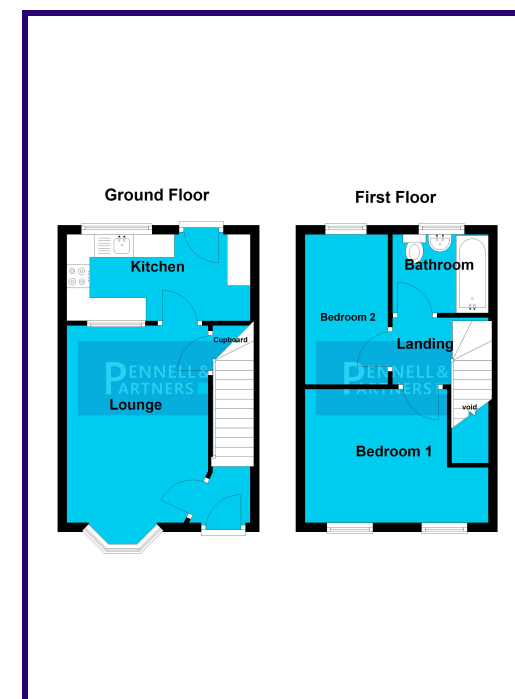




50 NEWLANDS ROAD, WHITTLESEY, PETERBOROUGH, CAMBRIDGESHIRE. PE7 1YX

£170,000



**PENNELL & PARTNERS**

26, High Causeway, Peterborough, PE7 1AJ - 01733 209 222 - hello@pennellandpartners.co.uk

## ABOUT THE PROPERTY

\*\*\*GUIDE PRICE £170,000 - £180,000 \*\*\*

Welcome to this delightful and recently refurbished two-bedroom end terraced house located on the ever-popular Newlands Road, Whittlesey. Perfect for first-time buyers, small families, or those looking to downsize, this home offers a comfortable and inviting living space.

**Good Sized Lounge:** Step into a spacious and airy lounge, ideal for relaxing or entertaining guests.

**Kitchen:** A well-equipped kitchen with ample storage and counter space, perfect for preparing your favourite meals.

**Two Bedrooms:** Two generously sized bedrooms provide plenty of space for rest and relaxation. **Bathroom:** A modern bathroom with quality fixtures and fittings.

**Outside: Parking:** Convenient parking for two cars at the front of the property.

**Rear Garden:** Accessible via a side gate, the rear garden is mainly laid to lawn, providing a peaceful outdoor retreat.

**Outbuilding:** A large outbuilding in the garden offers additional storage or potential for a workshop or hobby space.

Situated in the charming market town of Whittlesey, this property enjoys a peaceful yet convenient location. Whittlesey is known for its friendly community, historic buildings, and vibrant local events. With easy access to local amenities, schools, and transport links, including the nearby Whittlesea railway station, commuting to nearby cities is a breeze.

Explore the picturesque surroundings, including the nearby Nene Washes, perfect for nature lovers and outdoor enthusiasts. Whittlesey also offers a range of local shops, cafes, and restaurants, ensuring you have everything you need within reach. Don't miss the opportunity to make this lovely house your new home. Contact us today to arrange a viewing!

EPC Rating: D (68)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ENTRANCE HALL

## LOUNGE

3.07m x 4.29m (10' 1" x 14' 1")

## KITCHEN

3.99m x 1.88m (13' 1" x 6' 2")

## FIRST FLOOR

## BEDROOM ONE

3.99m x 2.90m (13' 1" x 9' 6")

## BEDROOM TWO

1.98m x 3.90m (6' 6" x 12' 10")

## BATHROOM

## OUTSIDE

The front garden is laid to gravel, providing the option of additional car parking. Side access gate leads to the rear garden.

The rear garden is mainly laid to lawn with a patio seating area.

Outbuilding to the rear of the garden provides additional storage or hobby room / workshop.