

Harrison Rose

Property Management

TO LET



Mid terrace, Two bedroom home with enclosed garden.

Aliwal Road, Whittlesey, Peterborough, PE7 1UG

- MID-TERRACE HOUSE
- TWO BEDROOMS
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- AVAILABLE FROM 23/12/19

£575 pcm



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Ref: L059

www.harrisonroseproperty.com

Harrison Rose Property Management is a trading name of Harrison Day Ltd
Registered in England and Wales company No. 10288086 Registered Office: 26 Venus Way, Peterborough, PE2 8GF



Available: 23/12/2019
Deposit : £675

Ground Floor

Living Room 3.38m (11'1") x 3.31m (10'11")

PVCu double glazed entrance door, PVCu double glazed window to front, stairway to first floor landing, opening to:

Kitchen 3.29m (10'9") x 2.55m (8'5")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, space for fridge, washing machine and cooker, PVCu double glazed window to rear, wall mounted central heating gas boiler PVCu double glazed door to rear.

First Floor

Landing

Doors to:

Bedroom 1 3.38m (11'1") x 2.88m (9'5")

PVCu double glazed window to front.

Bedroom 2 2.34m (7'8") x 1.78m (5'10")

PVCu double glazed window to rear, door to:

Bathroom

With three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and low-level WC, heated towel rail, PVCu opaque double glazed window to rear.

Outside

The enclosed rear courtyard garden is designed for low maintenance, laid to pavement and gravel with a wooden storage shed.

The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- general administration fees
- reference fees (including credit checks, bank, guarantor, etc)
- application fees
- fees for drawing up tenancy agreements
- inventory fees, including check-in and check-out fees
- guarantor arrangement/application fees
- additional occupant fees
- pets disclaimer fees/additional pet deposit

Fees are charged on a per-person, basis and will vary depending on circumstances.

Harrison Rose makes every reasonable effort to ensure the accuracy, measurements and descriptions of Properties, however please be aware of the following limitations:

- Our property details do not constitute part or all of an offer or contract
- Property details, including text, photographs and plans are for guidance only and should not be relied on
- Measurements are for general guidance. It is the tenant's responsibility to satisfy their accuracy.
- Tenants should satisfy their own queries in regards to fixture/fittings and parking facilities.
- Under the money laundering regulations, all prospective tenants will be asked to show identification and source of funds documentation if requested.

Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(55-68) D			
(39-54) E				(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

Draft details only may be subject to amendment
 None of the statements/measurements in these particulars should be relied on as representations of fact.
 Any applications/services mentioned should not be taken as a guarantee that they are in working order.