

**Aliwal Road, Whittlesey, Peterborough, PE7 1UG.**



Kitchen/ Breakfast Room



Lounge



Dining Room



Bedroom



Garden

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential	Score	Current	Potential	Score
Very energy efficient - lower running costs (95-100)	A		Very environmentally friendly - lower CO <sub>2</sub> emissions (85-100)	A	
Energy efficient (81-95)	B		Environmentally friendly (70-85)	B	76
Decent (65-81)	C		Decent (55-70)	C	
Needs work (51-65)	D	63	Needs work (40-55)	D	56
Not energy efficient - higher running costs (35-51)	E		Not environmentally friendly (25-40)	E	
	F			F	
	G			G	
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

Energy Performance Certificate

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.

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Well presented four bedroom home located in Whittlesey.

**Aliwal Road, Whittlesey, Peterborough, PE7 1UG.**

OFFERS OVER

**£225,000**

- END-TERRACE HOME
- FOUR BEDROOMS
- DINING ROOM
- AMPLE OFF ROAD PARKING
- ENCLOSED COURTYARD GARDEN



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## Ground Floor

**Kitchen/Breakfast Room** 4.34m (14'3") x 3.96m (13')

Side entrance door, fitted with a matching range of base and eye level units with worktop space over, glazed display unit, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, space for dishwasher and cooker, uPVC double glazed window to side, single radiator, ceramic tiled flooring, doors to:

**Utility Room** 2.87m (9'5") x 2.39m (7'10")

Wall mounted gas boiler, space for fridge, freezer, washing machine and tumble dryer, ceramic tiled flooring, coving to textured ceiling, doors leading to rear and cloakroom.

### Cloakroom

Fitted with a two piece suite, comprising a pedestal wash hand basin and low-level WC, fully tiled, single radiator, ceramic tiled flooring, uPVC frosted double glazed window to side.

**Dining Room** 4.95m (16'3") x 3.25m (10'8")

UPVC double glazed window to side, single radiator, laminate flooring, coving to textured ceiling, stairs leading to landing, door to:

**Lounge** 5.87m (19'3") x 4.14m (13'7")

Three uPVC double glazed windows to front, two single radiators, laminate flooring, telephone and TV point, coving to textured ceiling.

## First Floor

### Landing

Built in airing cupboard, coving to textured ceiling, doors to:

**Bedroom 1** 3.63m (11'11") x 3.63m (11'11")

UPVC window to rear, single radiator, laminate flooring, telephone and TV point, coving to textured ceiling.

**Bedroom 2** 4.11m (13'6") x 2.92m (9'7")

UPVC double glazed window to front, single radiator, laminate flooring, TV point, coving to textured ceiling.

**Bedroom 3** 4.11m (13'6") max x 2.87m (9'5")

UPVC double glazed window to front, single radiator, laminate flooring, TV point, coving to textured ceiling.

**Bedroom 4** 3.25m (10'8") x 2.69m (8'10") max

UPVC double glazed window to side, laminate flooring, coving to textured ceiling.

### Bathroom

Fitted with a three piece suite, comprising a corner bath with shower over, pedestal wash hand basin and low-level WC, uPVC double glazed window to side, single radiator, coving to textured ceiling, access to loft.

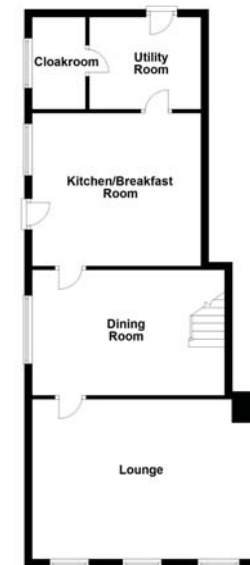
### Outside

The front of the property is block paved allowing for ample off road parking to the side, access to entrance door and side gate. Enclosed courtyard mainly gravelled with a patio area, a border of a mixture of shrubs and bushes, garden storage, external tap and lighting.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -