

Burdett Grove, Whittlesey, Peterborough, PE7 1JG.



Kitchen



Lounge



Conservatory



Bedroom One



Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
71	85		70	84	

Best energy efficient - lower running costs
 Worst energy efficient - higher running costs
 Best environmentally friendly - lower CO₂ emissions
 Worst environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC
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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 three bedroom family home in Whittlesey.

Burdett Grove, Whittlesey, Peterborough, PE7 1JG.

- FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY
- ENCLOSED REAR GARDEN
- THREE PARKING SPACES

£189,995



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Ref: 1114

www.harrisonroseproperty.com

Ground Floor

Hall

Front entrance door, single radiator, laminate flooring, stairs leading to the first floor landing, door leading to:

WC

Fitted with a two piece suite, comprising a wash hand basin, low-level WC, extractor fan, tiled splashbacks, single radiator, laminate flooring.

Kitchen 3.65m (12') x 2.64m (8'8")

Re-fitted with a matching range of base and eye level units with cupboards and drawers, sink with mixer tap, space for fridge/freezer, built-in dishwasher, space for washing machine, built-in electric oven and microwave, four ring gas hob with extractor hood over, breakfast bar, uPVC double glazed window to front, coving to textured ceiling.

Lounge 4.49m (14'9") x 3.63m (11'11")

Double radiator, telephone point, TV point, coving to textured ceiling, sliding doors leading to the conservatory.

Conservatory 2.39m (7'10") x 3.17m (10'5")

UPVC double glazed windows on brick base, windows to, laminate flooring, electric heating, door leading to the rear garden.

First Floor

Landing

UPVC double glazed window to side, access to loft, door leading to:

Bedroom 1 3.45m (11'4") max x 2.81m (9'3")

UPVC double glazed window to front, single radiator, TV point, artexed ceiling, door leading to the en-suite shower room

En-suite Shower Room

Fitted with a three piece suite, comprising a shower enclosure, pedestal wash hand basin, low-level WC, extractor fan, shaver point, part tiled, uPVC frosted double glazed window to side.

Bedroom 2 2.58m (8'6") x 2.84m (9'4") max

UPVC double glazed window to rear, single radiator.

Bedroom 3 2.85m (9'4") x 1.83m (6')

UPVC double glazed window to rear, single radiator.

Bathroom

Fitted with a three piece suite, comprising a bath with a shower over, pedestal wash hand basin, low-level WC, part tiled, extractor fan, shaver point.

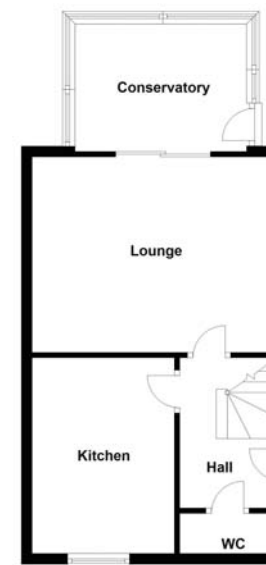
Outside

The front of the property is laid to lawn, path leading to the front entrance door, gated access to the rear garden, three allocated parking spaces to the front. The rear garden is laid to lawn with a patio area.

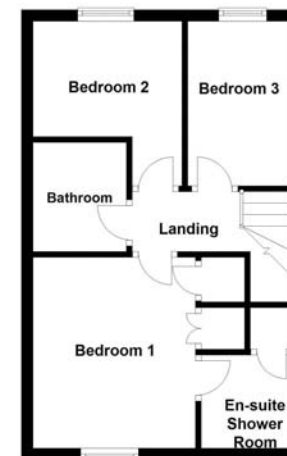
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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