

Harrison Rose

Property Management

TO LET



Well presented, modern three bedroom home in Whittlesey.

The Limes, Whittlesey, Peterborough, PE7 1DS.

- WELL PRESENTED
- THREE BEDROOMS
- KITCHEN/BREAKFAST ROOM
- SINGLE GARAGE & OFF ROAD PARKING
- AVAILABLE: 22nd MAY 2020

£895 pcm



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Ref: L077

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



Ground Floor

Front entrance hall

Front entrance door, stairs to first floor landing, door to:

Lounge

Well presented lounge, laminate flooring, telephone point, TV point, uPVC double glazed doors leading to the rear garden, uPVC double glazed window to front.

Kitchen/ Breakfast Room

Fitted with a matching range of base and eye level cupboards with draws, stainless steel sink, mixer tap, built in fridge/freezer, built in dish washer, electric oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, open plan to the breakfast room, built in breakfast bar, single radiator, uPVC double glazed window to front.

Utility area

Stainless steel sink, mixer tap, storage cupboard, space for a washing machine and dryer, wall mounted gas boiler, door leading to the rear garden.

WC

Fitted with a two piece suite, comprising a WC, hand wash basin, cupboard units, tiled splash backs, single radiator.

First Floor

Landing

First floor landing, door to:

Bedroom one

Single radiator, uPVC double glazed window, fitted mirror sliding wardrobes, access to a jack'n'jill en-suite.

Bedroom two

Single radiator, uPVC double glazed window, access to a jack'n'jill en-suite.

Bedroom three

Single radiator, uPVC double glazed window.

Jack'n'Jill En-suite

Fitted with a three piece suite, comprising a shower cubical, pedestal hand wash basin with storage underneath, WC, tiled splash backs, uPVC frosted double glazed window.

Family Bathroom

Fitted with a three piece suite, comprising a bath with a shower over, glass scree, WC, pedestal hand wash basin, tiled surround, shaving point, uPVC frosted double glazed window.

Outside

The front of the property is mainly laid to lawn with a paved path leading to the front entrance door, side gated access to the rear, path leading to single garage. Enclosed rear garden, mainly laid to lawn with a patio area, wooden decking area.

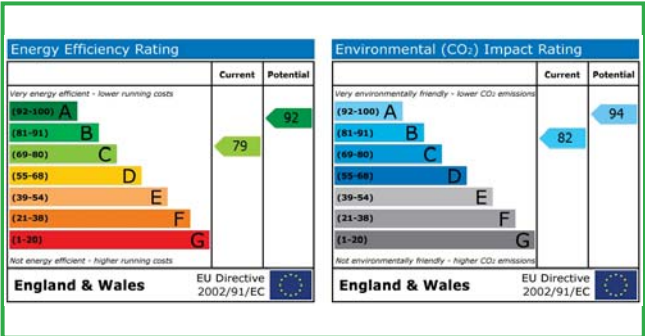
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- 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/fitings and parking facilities.
- Under the money laundering regulations, all prospective tenants will be asked to show identification and source of funds documentation if requested.



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.