

Poles Court, Whittlesey, Peterborough, PE7 1LN.



Kitchen



Lounge



Bedroom



Bathroom



Rear Aspect

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Not energy efficient - higher running costs</small> England & Wales EU Directive 2002/91/EC		<small>Very environmentally friendly - lower CO₂ emissions</small> <small>Not environmentally friendly - higher CO₂ emissions</small> 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 ground floor flat located in Whittlesey.

Poles Court, Whittlesey, Peterborough, PE7 1LN.

- IDEAL FIRST TIME BUY/ INVESTMENT
- GROUND FLOOR
- TWO BEDROOMS
- ALLOCATED PARKING
- NO FORWARD CHAIN

£79,995



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Ref: 1186

www.harrisonroseproperty.com

Ground Floor

Private entrance from rear leading to open planned kitchen and lounge measuring at (5.50m (18'1") x 2.67m (8'9"))

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge, washing machine and cooker, frosted sealed unit double glazed window to rear, coving to textured ceiling.

Lounge

Sealed unit double glazed window to front, electric radiator, telephone point, TV point, coving to textured ceiling.

Hall

Further door allowing access to the communal hallway, single radiator, coving to textured ceiling, doors leading to:

Bedroom 1 3.19m (10'5") x 2.55m (8'5")

Sealed unit double glazed window to front, built in cupboard.

Bedroom 2 2.97m (9'9") max x 1.85m (6'1") max

Sealed unit double glazed window to side, built in cupboard.

Bathroom

Fitted with three piece suite, comprising a bath, pedestal wash hand basin and low-level WC, tiled splashbacks, frosted sealed unit double glazed window to rear, built in cupboard.

Outside

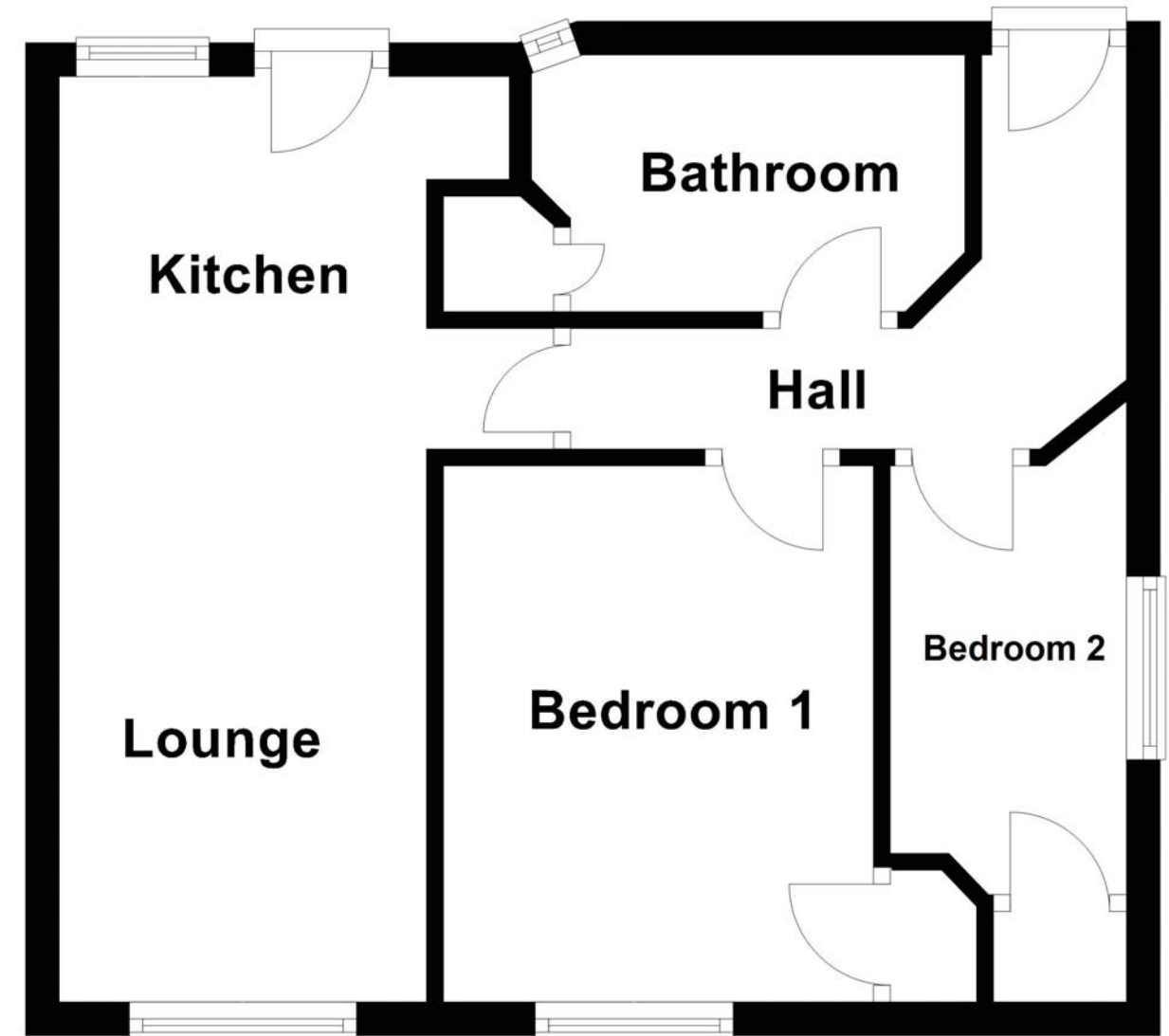
Off road parking available with allocated parking spaces, private entrance door and communal hallway access into the ground floor flat.

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- Call today to arrange your free valuation -

Floorplan



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