

# Harrison Rose

Property Management

## TO LET



Well presented three bedroom family home in Whittlesey.

**Eastrea Road, Whittlesey, Peterborough, PE7 2AP.**

- MID-TERRACE HOME
- THREE BEDROOMS
- UTILITY AREA
- GAS HEATING
- AMPLE OFF ROAD PARKING

**£ 695 pcm**



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Ref: L131

Harrison Rose Property Management is a trading name of Harrison Day Ltd  
Registered in England and Wales company No. 10288086 VAT No. awaiting registration  
Registered Office: 2 The Parade, Lawson Ave, Peterborough PE2 8PW



**Available: Now**  
**Deposit: £795.000**

**Ground Floor**

**Hall**

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

**Lounge**

UPVC double glazed window to front, single radiator, wooden flooring, TV point, coving to textured ceiling, feature cast iron multi fuel stove, door too:

**Kitchen**

Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers, 1+1/2 bowl stainless steel sink, space for dishwasher and cooker, uPVC double glazed window to rear, single radiator, wooden flooring, coving to textured ceiling, door to pantry and further door to:

**Utility Area**

Eye level cupboards with worktop space, space for fridge, freezer and washing machine, single radiator, door to:

**Bathroom**

Fitted with a three piece suite, comprising a bath with a shower over with screen, pedestal wash hand basin, WC, tiled splashbacks, heated towel rail, uPVC frosted double glazed window to side, coving to textured ceiling.

**First Floor**

**Landing**

Single radiator, access to loft, door leading to:

**Bedroom 1**

UPVC double glazed window to front, laminate flooring, coving to textured ceiling, built in storage cupboard with gas boiler.

**Bedroom 2**

UPVC double glazed window to rear, built in double door cupboard, single radiator, coving to textured ceiling.

**Bedroom 3**

UPVC double glazed window to rear, single radiator.

**Outside**

The front of the property is laid to gravel, allowing for ample off road parking, overlooking fields to the front. Enclosed generously sized rear garden, mainly laid to lawn, side gate leading to the front of the property, access to bricked storage area and outside WC. The rear is approximately 100ft in length, including the rear parking area. Outside electric point, three garden taps, one is located at the end of the garden by the garage and parking area, the rear is overlooking fields to the back of the property.

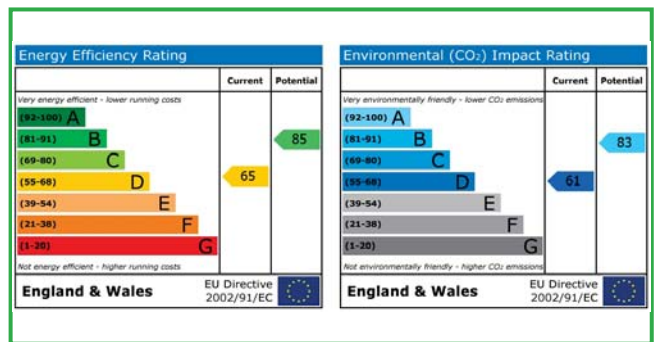
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- 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.