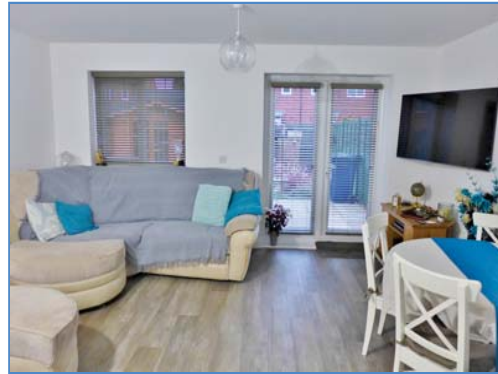


Patterns Close, Whittlesey, Peterborough, PE7 1FA.



Kitchen



Lounge/ Diner



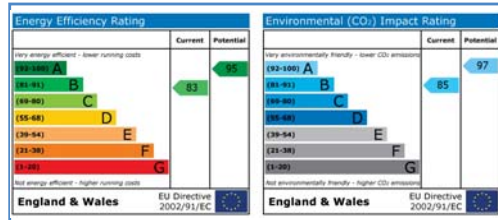
Bedroom



En-Suite



Enclosed Garden



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



Semi-detached three bedroom house located in Whittlesey.

Patterns Close, Whittlesey, Peterborough, PE7 1FA.

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- LOUNGE/DINER
- GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN

£203,500



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1213

www.harrisonroseproperty.com

## Ground Floor

### Hall

Entrance door, door to:

### Kitchen 3.48m (11'5") x 2.25m (7'5")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in electric oven, four ring gas hobs with extractor hood over, space for fridge, dishwasher and washing machine, single radiator, access to gas boiler, uPVC double glazed window to front, door to:

### Lounge/Diner 4.63m (15'2") max x 4.44m (14'7")max

UPVC double glazed window to rear and side, two single radiators, TV point, built in storage cupboard, uPVC double glazed double doors leading to rear.

### WC

Fitted with a two piece suite comprising a pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator.

## First Floor

### Landing

Access to loft, single radiator, doors to:

### Bedroom 1 3.53m (11'7")max x 2.62m (8'7")

UPVC double glazed window to front, single radiator, door to:

### En-suite

Fitted with a three piece suite comprising a shower, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, frosted uPVC double glazed window to front.

### Bedroom 2 3.20m (10'6") x 2.50m (8'2")

UPVC double glazed window to rear, single radiator, door to:

### Bedroom 3 3.20m (10'6") x 2.01m (6'7")

UPVC double glazed window to rear, single radiator, door to:

### Bathroom

Fitted with a three piece suite comprising a bath with shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, uPVC frosted double glazed window to side.

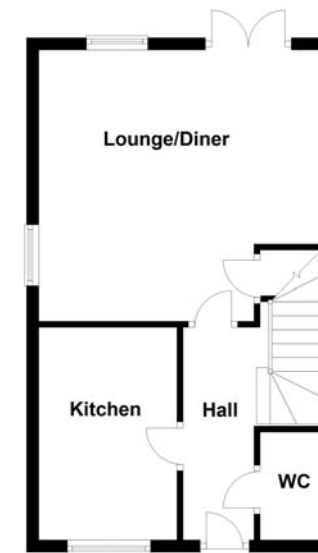
### Outside

The front of the property is mainly paved allowing for off road parking and access to a up and over garage, paved pathway leading to front entrance door with decorative gravel to the side, a mixture of shrubs and bushes to border. Enclosed garden, mainly laid to lawn with a patio area and decorative gravel to the side, a mixture of shrubs and plants to the rear, external door allowing access to the garage, external light and power.

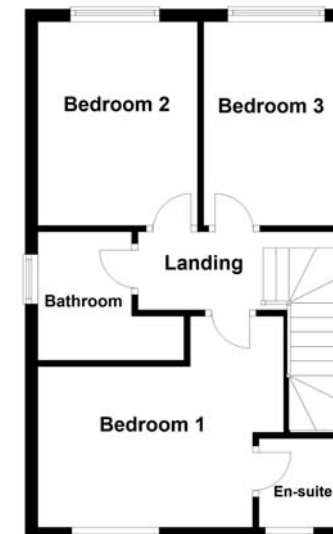
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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