

# Harrison Rose

Property Management

## TO LET



End-terrace two bedroom family home located in Whittlesey.  
**West End, Whittlesey, Peterborough, PE7 1LR.**

- WELL PRESENTED
- TWO BEDROOMS
- ENCLOSED GARDEN
- OFF ROAD PARKING
- AVAILABLE 16/12/2019

**£ 625 pcm**



lettings@harrisonroseproperty.com | T: 01733 202525 | www.harrisonroseproperty.com

Ref: L003

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: 16/12/2019  
 Deposit: £725.00

**Ground Floor**

**Hall**

Entrance door, stairs leading to landing, door to:

**Lounge**

Window to front, coving to ceiling, single radiator open plan to:

**Dining Room**

Window to rear, coving to ceiling, single radiator.

**Kitchen**

Fitted with a matching range of base and eye level units with cupboards and drawers, stainless single sink with a mixer tap, tiled surround, built in oven with hob and extractor hood over, space for washing machine, window to rear, door leading to the garden.

**Utility**

Space for washing machine, tumble drier.

**First Floor**

**Landing**

Doors leading to:

**Bedroom One**

Window to front, single radiator, alcove.

**Bedroom Two**

Window to rear, access to storage cupboard, single radiator.

**Bathroom**

Fitted with a four piece suite, comprising a bath, shower enclosure, low level WC, and wash hand basin, tiled surround

**Outside**

The front of the property is mainly gravelled allowing for off road parking, pathway to side leading to front door. Enclosed garden mainly laid to lawn with a patio area, paved pathway to the side.

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.

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>	68	68
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		72 → 73			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.