

Duckworth Close, Whittlesey, Peterborough, PE7 1PX.



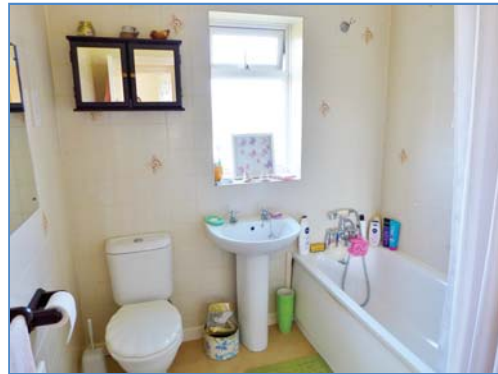
Kitchen/ Diner



Lounge



Bedroom



Bathroom



Enclosed Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)		89	A (92-100)		91
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		70
D (55-68)		69	D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (21-38)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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



Semi-detached two bedroom home located in Whittlesey.

Duckworth Close, Whittlesey, Peterborough, PE7 1PX.

- IDEAL FIRST TIME BUY/ INVESTMENT
- SEMI-DETACHED HOME
- TWO BEDROOMS
- ENCLOSED GARDEN
- GARAGE & ALLOCATED PARKING

£149,995



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Ground Floor

Lounge 4.27m (14')max x 3.94m (12'11") max

Entrance door, two single radiators, telephone and TV point, coving to ceiling, access to under stair storage cupboard, uPVC double glazed window to front, stairs to landing, door to:

Kitchen/Diner 4.27m (14') x 3.05m (10')

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for cooker, fridge and washing machine, single radiator, laminate flooring, access to gas boiler, two uPVC double glazed windows to rear, door leading to rear.

First Floor

Landing

Access to loft, uPVC double glazed window to side, doors to:

Bedroom 1 3.47m (11'5") x 3.22m (10'7")

UPVC double glazed box window to front, single radiator, coving to ceiling, two storage cupboards.

Bedroom 2 3.54m (11'7") x 2.10m (6'11")

UPVC double glazed window to rear, single radiator, coving to ceiling.

Bathroom

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

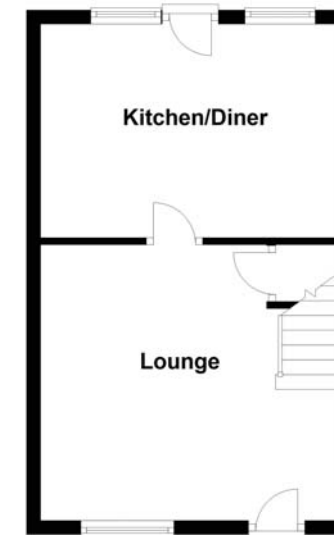
Outside

The front of the property is mainly paved with gravel to the side, access to garage via an up and over door, side gate. Enclosed rear garden mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external tap and lights.

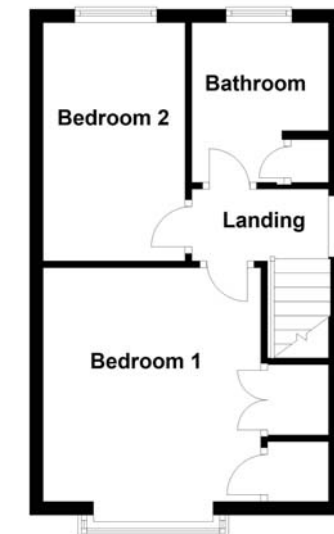
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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