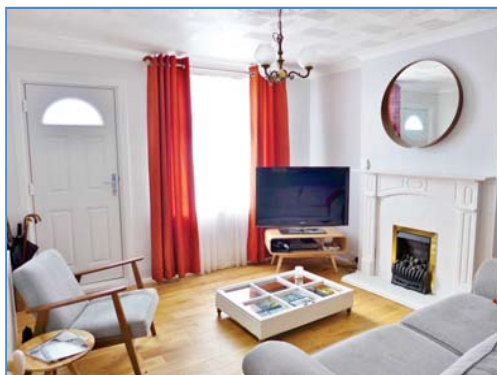


Hallcroft Road, Whittlesey, Peterborough, PE7 1JW.



Kitchen



Lounge



Dining Room



Bedroom



Enclosed Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential	Score	Current	Potential	Score
F	D	72	F	B	47
<small>Not energy efficient - higher running costs</small> <small>England & Wales</small> EU Directive 2002/91/EC			<small>Not environmentally friendly - higher CO₂ emissions</small> <small>England & Wales</small> 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 family home in Whittlesey.

Hallcroft Road, Whittlesey, Peterborough, PE7 1JW.

- SEMI-DETACHED
- TWO BEDROOMS
- DINING ROOM
- EN-SUITE
- ENCLOSED GARDEN

£159,995



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

Ref: 1288

www.harrisonroseproperty.com

Ground Floor

Lounge 3.64m (11'11") x 3.64m (11'11") max

Entrance door, feature gas fireplace, solid wood flooring, telephone point, TV point, coving to ceiling, single radiator, uPVC double glazed window to front, door to:

Hall

Stairs leading to landing, door to:

Dining Room 3.64m (11'11") x 3.64m (11'11") max

Feature fireplace, solid wood flooring, single radiator, coving to ceiling, uPVC double glazed window to rear, open plan to:

Kitchen 2.71m (8'11") x 2.07m (6'9")

Fitted with a matching range of base units with worktop space over, sink with mixer tap, space for fridge and cooker, single radiator, uPVC double glazed window to side, door to rear, further door to:

Utility

Access to gas boiler, space for washing machine, access to cupboard with space for tumble drier, door to:

Shower Room

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

First Floor

Landing

Doors to:

Bedroom 1 3.71m (12'2") x 3.64m (11'11") max

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

En-suite

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

Bedroom 2 3.64m (11'11") x 3.64m (11'11") max

UPVC double glazed window to front, single radiator, laminate flooring.

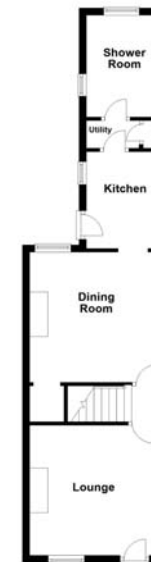
Outside

The front of the property is enclosed via a fence, pathway leading to entrance door. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external lighting.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



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