

Coronation Avenue, Whittlesey, Peterborough, PE7 1XE.



Kitchen



Lounge



Bedroom



Enclosed Garden



Rear Aspect

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)		87	A (92-100)		85
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		71
D (55-68)			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



Well presented three bedroom home located in Whittlesey.

Coronation Avenue, Whittlesey, Peterborough, PE7 1XE.

- IDEAL FIRST TIME BUY/ INVESTMENT
- THREE BEDROOMS
- KITCHEN/DINER
- OFF ROAD PARKING
- ENCLOSED GARDEN

£149,995



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Ref: 1286

www.harrisonroseproperty.com

Ground Floor

Hall

Entrance door, stairs to landing, door to:

Lounge

4.25m (14')max x 4.25m (14')
Feature gas fireplace, single radiator, telephone and TV point, access to storage cupboard, uPVC double glazed window to front, open plan to:

Kitchen/Diner

4.25m (14') x 2.15m (7'1")
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge, washing machine, tumble dryer and cooker, single radiator, access to two storage cupboards, gas boiler, uPVC double glazed window to rear, door to:

Lobby

Door leading to rear, further door to:

Family Bathroom

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

First Floor

Landing

Access to loft, doors to:

Bedroom 1

5.21m (17'1") max x 2.97m (9'9") max
Two uPVC double glazed windows to front, single radiator, two built in wardrobes, coving to ceiling.

Bedroom 2

3.78m (12'5") max x 2.42m (7'11") max
UPVC double glazed window to rear, single radiator, coving to ceiling.

Bedroom 3

2.89m (9'6") x 2.70m (8'10")
UPVC double glazed window to rear, single radiator, coving to ceiling.

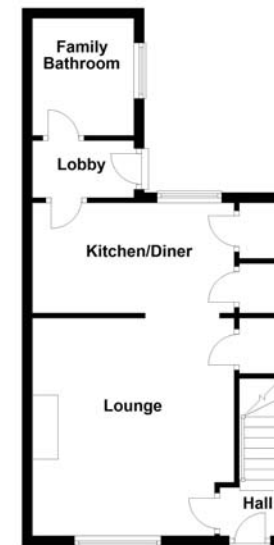
Outside

The front of the property is mainly gravelled allowing for off road parking with a pathway to the side leading to front entrance. Enclosed garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes border.

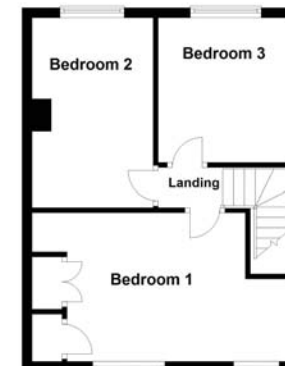
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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