

Guildenburgh Crescent, Whittlesey, PE7 1TZ.



Kitchen



Lounge



Dining Room



Bedroom



Enclosed Garden

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
65	80	64	78

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 three bedroom family home in Whittlesey.

Guildenburgh Crescent, Whittlesey, PE7 1TZ.

- EXTENDED SEMI-DETACHED HOME
- THREE BEDROOMS
- DINING ROOM
- GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN

£212,995



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Ref: 1304

www.harrisonroseproperty.com

Ground Floor

Porch

Entrance door, uPVC double glazed window to front, door leading to:

Hall

Tiled flooring, single radiator, built-in storage cupboard, stairs leading to landing, doors to:

Kitchen 3.39m (11'1") x 2.55m (8'4")

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, space for fridge and washing machine, single radiator, tiled flooring, uPVC double glazed window to front, open plan to:

Dining Room 3.12m (10'3") max x 2.55m (8'4")

Laminate flooring, single radiator, coving to ceiling, open plan to family room, double doors to:

Lounge 5.79m (19') max x 3.44m (11'3")

UPVC double glazed window to rear, telephone point, single radiator.

Utility area 2.23m (7'4") x 2.10m (6'11")

Fitted with eye level units and worktop space, space for fridge and freezer, laminate flooring, uPVC double glazed window to rear, door leading to rear garden.

First Floor

Landing

UPVC double glazed window to side, access to loft, built in storage cupboard and further storage cupboard housing gas boiler, doors to:

Bedroom 1 5.51m (18'1") x 3.23m (10'6") max

UPVC double glazed window to rear, built-in wardrobe, single radiator, telephone point.

Bedroom 2 6.14m (20'2") max x 3.14m (10'4") max

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

Bedroom 3 4.10m (13'5") x 2.25m (7'4")

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

Bathroom

Fitted with a three piece suite comprising a bath with electric shower over, pedestal wash hand basin and pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator, uPVC double glazed window to front

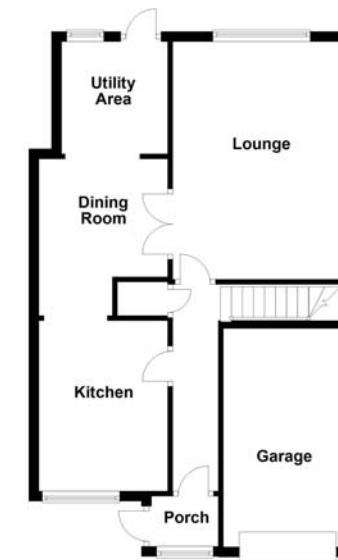
Outside

The front of the property is mainly laid to gravel allowing for ample off road parking, driveway to the side leading to an up and over garage, side gate with pathway leading to rear garden. Enclosed garden, mainly laid to lawn with a patio area, store room to rear, external power and lighting.

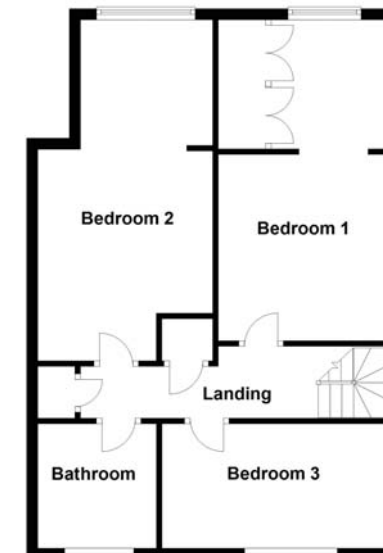
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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