

Claygate, Whittlesey, Peterborough, PE7 1QL.



Kitchen



Dining Room



Sitting Room



Outside Barn



Enclosed Garden

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
	74		72
56		49	

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



Detached refurbished two bedroom property in Whittlesey.

Claygate, Whittlesey, Peterborough, PE7 1QL.

- DETACHED PERIOD HOME
- GRADE II LISTED
- TWO BEDROOMS
- OPEN BARN WITH ROOM ABOVE
- NO FORWARD CHAIN

£309,995



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Ref:

www.harrisonroseproperty.com

Ground Floor

Hall

Feature herringbone pattern brick floor, access to coat cupboard with gas boiler, doors to:

Sitting Room

4.52m (14'10")max x 3.42m (11'3")max
Window to front, original corner cupboards, feature herringbone pattern brick floor, radiator under stair cupboard, feature ceiling beams, door to:

Dining Room

4.92m (16'2")max x 3.92m (12'11")max
Entrance door, Feature inglenook fireplace with built-in cupboards to side, feature ceiling beams, feature herringbone pattern brick flooring, single radiator, window to front, door to:

Kitchen/Diner

4.33m (14'3")max x 3.44m (11'3")max
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, integrated Zanussi electric double oven, four ring electric hob, extractor fan, integrated Zanussi fridge/freezer and dishwasher, window to front, radiator, door to:

Walk in Pantry/Store

2.59m (8'6") x 1.46m (4'10")
Feature brick floor, window to rear, open plan to:

Utility Area

1.78m (5'10") x 1.46m (4'10")
Fitted with a worktop space over, sink with mixer tap, space for washing machine and tumble dryer, heated towel rail, feature brick floor.

Shower Room

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, feature brick floor, fitted storage shelves, frosted window to rear.

First Floor

Landing

Single radiator, access to storage cupboard, doors to:

Bedroom 1

4.74m (15'7")max x 3.75m (12'4")max
Window to front, sloping ceilings, single radiator, stairs leading to landing with concealed storage.

Bedroom 2

4.52m (14'10") x 2.42m (7'11") max
Window to front, single radiator, sloping ceilings, feature ceiling beams.

Bathroom

Fitted with a three piece suite comprising a free standing bath with shower attachment, pedestal wash hand basin and low-level WC, heated towel rail, feature original cast iron fireplace, window to rear.

Outside

The front of the property is mainly laid to gravel with an enclosed fence, gravelled driveway to the side leading to barn.

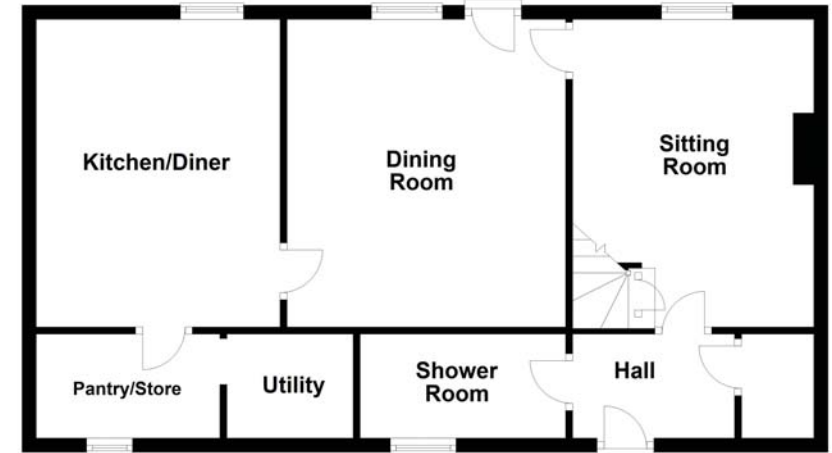
Barn: Open fronted barn with parking for three vehicles, double doors leading to hallway, stairs leading to first floor, 8.28m (27'2") max x 3.58m (11'9") max, window to front, with access to power and electrics.

Enclosed rear garden, mainly laid to lawn with a patio area.

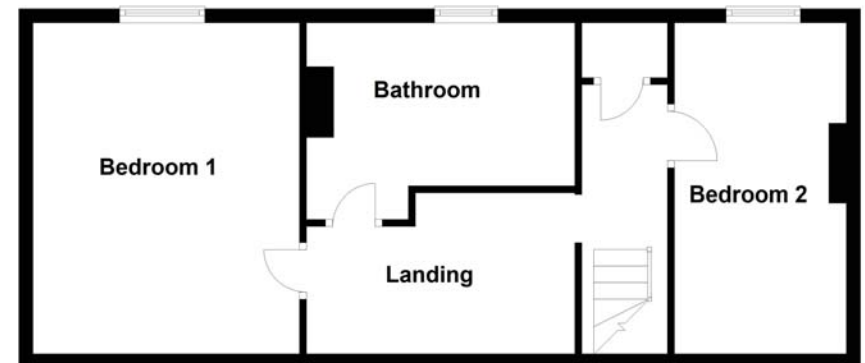
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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