

Bruce Grove, Hempsted, Peterborough, PE7 0NL.



Kitchen/Diner Aspect 1



Kitchen/Diner Aspect 2



Lounge



Bedroom



Enclosed Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
 A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	87	88	 A (10-100) B (20-100) C (30-100) D (40-100) E (50-100) F (60-100) G (70-100)	89	91
Not energy efficient - higher running costs England & Wales EU Directive 2002/91/EC			Very environmentally friendly - lower CO ₂ emissions 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



End-terrace three bedroom family home in Old Fletton.

Bruce Grove, Hempsted, Peterborough, PE7 0NL.

OFFERS OVER

£192,995

- END - TERRACE HOME
- THREE BEDROOMS
- KITCHEN/ DINING ROOM
- GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN



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Ref: 1357

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Ground Floor

Entrance Hall

Doors to:

Lounge 4.74m (15'7") x 3.48m (11'5")max

UPVC double glazed window to front, single radiator, telephone and TV point, open plan to:

Kitchen/Dining Room 4.59m (15'1") x 2.53m (8'4")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink with mixer tap, built-in electric oven, built-in four ring gas hob, space for fridge and washing machine, single radiator, stairs leading to landing, uPVC double glazed double doors to rear.

WC

Fitted with a two piece comprising, a pedestal wash hand basin and low-level WC, tiled splashbacks, single radiator.

First Floor

Landing

Doors to:

Bedroom 1 3.05m (10')max x 3.50m (11'6")max

UPVC double glazed window to rear, single radiator, telephone point, built-in wardrobe leading to gas boiler, door to:

En-suite

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

Bedroom 2 2.98m (9'9") x 2.41m (7'11")

UPVC double glazed window to front, single radiator.

Bedroom 3 2.51m (8'3") max x 2.07m (6'10")max

UPVC double glazed window to front, single radiator.

Bathroom

Fitted with a three piece suite comprising, a bath, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point.

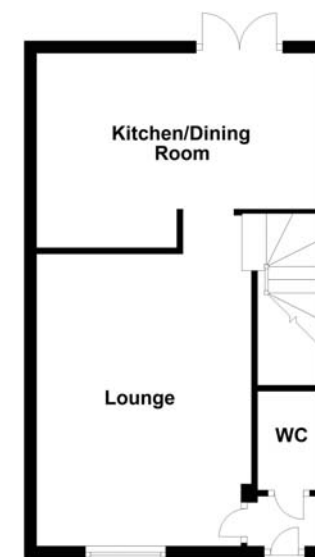
Outside

The front of the property is mainly laid to gravel with a pathway to front entrance door, paved driveway leading to up and over garage. Enclosed rear garden, mainly laid to lawn with a patio area and external lighting.

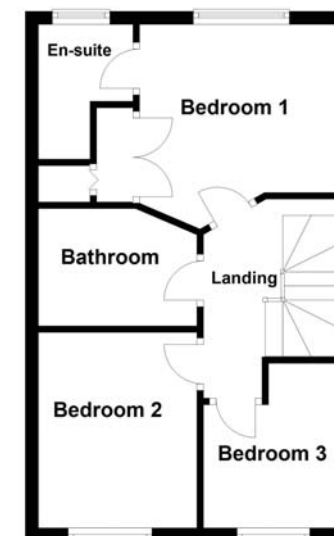
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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