

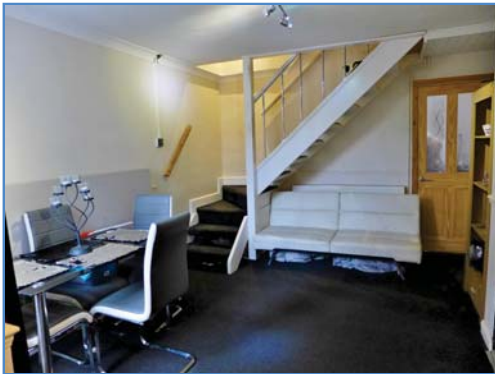
Horsegate Lane, Whittlesey, Peterborough, PE7 1JN.



Kitchen



Lounge



Dining Room



Bedroom



Courtyard Garden

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
72	88		73	90	

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, two bedroom family home in Whittlesey.

Horsegate Lane, Whittlesey, Peterborough, PE7 1JN.

- WELL PRESENTED
- MID-TERRACE HOME
- TWO BEDROOMS
- DINING ROOM
- ENCLOSED COURTYARD GARDEN

£ 139,995



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## Ground Floor

**Lounge** 3.43m (11'3")max x 3.34m (10'11")max

Entrance door, feature electric fireplace, single radiator, telephone and TV point, uPVC double glazed window to front, door to:

**Dining Room** 4.25m (13'11")max x 3.47m (11'5")

UPVC double glazed window to rear, single radiator, coving to ceiling, stairs leading to landing, open plan to:

**Kitchen** 3.00m (9'10") x 1.98m (6'6")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge and washing machine, built-in electric oven, four ring electric hob, uPVC double glazed window to side, door to side of the property.

## First Floor

### Landing

Single radiator, doors to:

**Bedroom 1** 3.43m (11'3")max x 3.34m (10'11")max

UPVC double glazed window to front, telephone point, TV point.

**Bedroom 2** 3.27m (10'9") x 2.40m (7'10")

UPVC double glazed window to rear, single radiator.

### Bathroom

Fitted with a three piece suite comprising, a bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, built-in airing cupboard housing a gas boiler, uPVC double glazed window to rear.

### Loft Room

Sky light, single radiator.

### Outside

The front of the property is mainly paved with a pathway to front door. Enclosed courtyard garden, mainly laid to paved with a gravelled area, summer house to rear.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



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