

Newlands Road, Whittlesey, Peterborough, PE7 1YX.



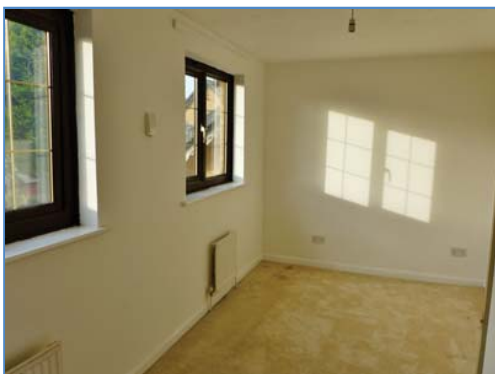
Kitchen



Lounge/Diner Aspect 1



Lounge/Diner Aspect 2



Bedroom One



Enclosed Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
92-100 (A)	89		92-100 (A)	89	
81-91 (B)			81-91 (B)		
69-80 (C)			69-80 (C)		
55-68 (D)	62		55-68 (D)	62	
39-54 (E)			39-54 (E)		
21-38 (F)			21-38 (F)		
1-20 (G)			1-20 (G)		

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 three bedroom family home located in Whittlesey.

Newlands Road, Whittlesey, Peterborough, PE7 1YX.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- LOUNGE/DINER
- ENCLOSED GARDEN
- NO FORWARD CHAIN

£ 189,995



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Ref: 1365

www.harrisonroseproperty.com

Ground Floor

Hall

Entrance door, tiled flooring, doors to:

Kitchen

2.78m (9'1") max x 2.57m (8'5")max
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 oven with four ring gas hobs with extractor hood over, space for fridge, dishwasher and washing machine, access to gas boiler, tiled flooring, uPVC double glazed window to front.

Lounge/Diner

5.25m (17'3")max x 4.63m (15'2")max
UPVC double glazed window to side and rear, single radiator, laminate flooring, telephone and TV point, built-in storage cupboard, stairs leading to landing, uPVC double glazed sliding door to rear.

WC

Fitted with a two piece suite comprising, pedestal wash hand basin and low-level WC, tiled surround.

First Floor

Landing

UPVC double glazed window to side, built-in storage cupboard, access to loft, doors to:

Bedroom 1

4.63m (15'2")max x 2.45m (8'1")max
Two uPVC double glazed windows to rear, single radiator.

Bedroom 2

2.78m (9'1") x 2.62m (8'7")
UPVC double glazed window to front, single radiator.

Bedroom 3

2.78m (9'1") x 1.95m (6'5")
UPVC double glazed window to front, 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, uPVC frosted double glazed window to side.

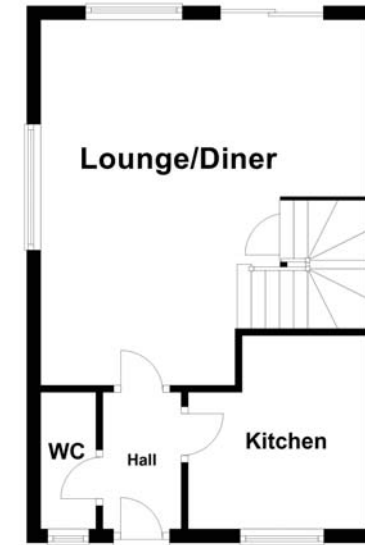
Outside

The front of the property is mainly laid to lawn with a gravelled driveway to the side leading to an up and over garage. Enclosed garden, mainly laid to lawn with a patio area, external door to garage.

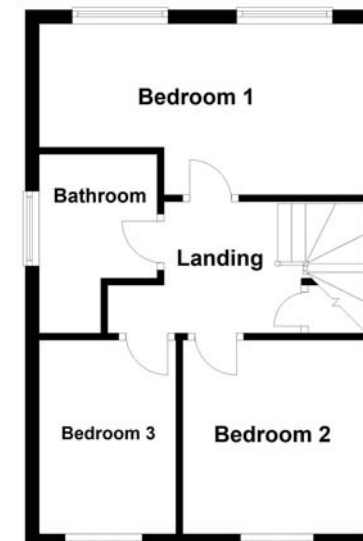
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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