

Childers Street, Whittlesey, Peterborough, PE7 1PZ.



Kitchen



Lounge



Dining Room



Bedroom



Enclosed Garden

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>			
<small>100-91</small> <b>A</b> <small>90-81</small> <b>B</b> <small>80-65</small> <b>C</b> <small>55-64</small> <b>D</b> <small>45-54</small> <b>E</b> <small>35-54</small> <b>F</b> <small>1-24</small> <b>G</b>		<small>100-100</small> <b>A</b> <small>90-92</small> <b>B</b> <small>80-80</small> <b>C</b> <small>70-69</small> <b>D</b> <small>50-54</small> <b>E</b> <small>45-39</small> <b>F</b> <small>15-20</small> <b>G</b>	
62	61	56	78
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
<small>England &amp; Wales</small> EU Directive 2002/91/EC		<small>England &amp; Wales</small> EU Directive 2002/91/EC	

Energy Performance Certificate

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Semi-detached four bedroom family home in Whittlesey.

Childers Street, Whittlesey, Peterborough, PE7 1PZ.

- SEMI-DETACHED
- FOUR BEDROOMS
- DINING ROOM
- GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN

**£250,000**



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 0751

www.harrisonroseproperty.com

## Ground Floor

**Hall**  
UPVC double glazed entrance door with window to front, radiator, solid oak flooring, coving to ceiling, oak staircase to first floor landing, door to:

**WC**  
UPVC frosted double glazed window to front, fitted with two piece suite comprising wash hand basin and WC, radiator, oak flooring.

**Living Room** 5.41m (17'9") max x 3.86m (12'8") max  
UPVC double glazed window to front, electric fireplace with feature limestone surround and granite hearth, radiator, telephone point, TV point, two wall light points.

**Kitchen** 5.77m (18'11") max x 3.63m (11'11") max  
Refitted with a matching range of base and eye level units with under lighting and cornice trims, stainless steel sink unit with single drainer and mixer tap, integrated fridge, freezer and dishwasher, space for washing machine, fitted electric double oven, built-in five ring gas hob with extractor hood, uPVC double glazed window to side, built-in storage cupboard, radiator, solid oak flooring, TV point, coving to ceiling, recessed ceiling lights, solid oak flooring, Opening to:

**Dining Area** 2.92m (9'7") x 2.82m (9'3")  
Solid Oak Flooring, UPVC Double glazed window to rear, UPVC Double glazed French doors to rear garden, radiator, recessed ceiling lighting, coving to ceiling.

## First Floor

**Landing**  
Coving to ceiling, access to loft space, fitted cupboard housing wall mounted gas boiler, doors to:

**Bedroom 1** 3.84m (12'7") x 3.20m (10'6")  
UPVC window to front, radiator, telephone point, TV point, coving to ceiling, recessed ceiling lights, access to loft space, door to:

**En-suite**  
Fitted with three piece suite comprising wash hand basin with cupboards under, double shower enclosure and WC, extractor fan, UPVC double glazed frosted window to rear, heated towel rail, coving to ceiling.

**Bedroom 2** 3.63m (11'11") max x 3.20m (10'6") plus door recess  
UPVC double glazed window to rear, radiator, coving to artexed ceiling, built-in double wardrobe.

**Bedroom 3** 3.20m (10'6") x 2.97m (9'9")  
UPVC double glazed window to front, radiator, coving to ceiling.

**Bedroom 4** 2.69m (8'10") x 2.49m (8'2")  
UPVC double glazed window to rear, radiator, coving to ceiling.

**Bathroom**  
Re-fitted with three piece suite comprising panelled bath with shower over and folding glass screen, wash hand basin with cupboards under and WC, uPVC frosted double glazed window to front, heated towel rail, coving to artexed ceiling, extractor fan.

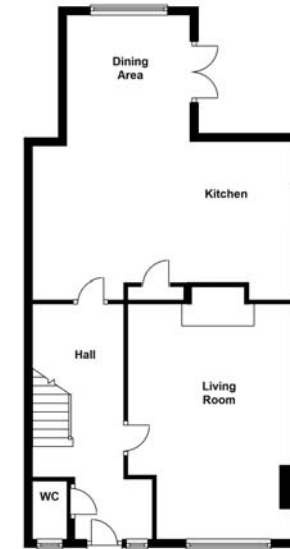
**Front Garden**  
The front of the property is laid to lawn with a block paved driveway leading to garage with remote control electric roller shutter door, pathway leading to the front entrance door, side gated access to the rear garden.

**Rear Garden**  
To the rear of the property the garden is laid to lawn with a small patio area and garden tap and timber shed.

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.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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