

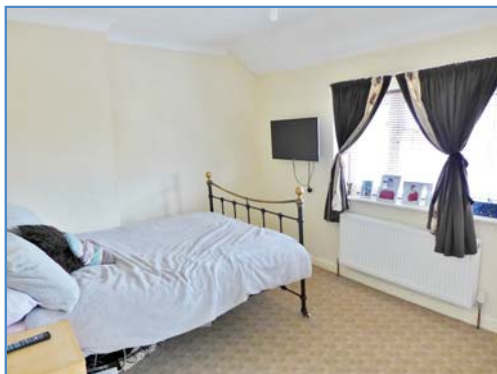
Coronation Avenue, Whittlesey, Peterborough, PE7 1XD.



Kitchen



Lounge



Bedroom One



Bedroom Two



Garden

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>10-100 A</p> <p>60-100 B</p> <p>30-100 C</p> <p>10-100 D</p> <p>10-100 E</p> <p>10-100 F</p> <p>10-100 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
63	77	57	72

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.

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FOR SALE



End-terrace three bedroom family home in Whittlesey.

Coronation Avenue, Whittlesey, Peterborough, PE7 1XD.

- IDEAL FIRST TIME BUY/ INVESTMENT
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- GENEROUS SIZED REAR GARDEN
- AMPLE OFF ROAD PARKING

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Ground Floor

Hall

Front entrance door, stairs leading to the first floor landing, door to:

Lounge

4.22m (13'10") x 3.91m (12'10")
UPVC double glazed window to front, single radiator, telephone point, TV point, coving to textured ceiling, open fireplace, door to:

Kitchen

4.84m (15'10") max x 2.40m (7'10")
Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers, stainless steel sink with mixer tap, space for fridge/freezer and washing machine, built-in electric oven, four ring gas hob with extractor hood, two uPVC double glazed windows to rear, single radiator, coving to textured ceiling, gas boiler, built in storage cupboard, door to:

Lobby

Door leading to the garden and further door leading to:

Bathroom

Fitted with a three piece suite, comprising a bath with a shower over, pedestal wash hand basin, WC, half tiled, uPVC frosted double glazed window to side, single radiator.

First Floor

Landing

Access to loft, door leading to:

Bedroom 1

5.17m (17') max x 2.95m (9'8")
Two uPVC double glazed windows to front, single radiator, coving to textured ceiling.

Bedroom 2

3.76m (12'4") x 2.43m (8')
UPVC double glazed window to rear, single radiator, coving to textured ceiling.

Bedroom 3

2.85m (9'4") x 2.65m (8'8")
UPVC double glazed window to rear, single radiator.

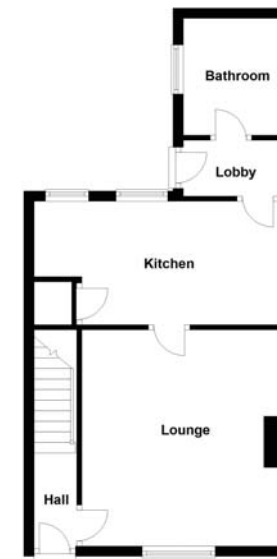
Outside

The front of the property is laid to gravel, allowing for ample off road parking, bushes and mixed plants, path leading to rear access gate. Generous sized enclosed rear garden, patio area, outside lighting and garden tap.

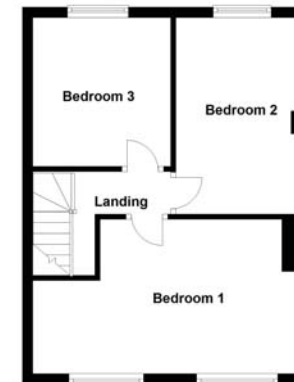
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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