

Moretons Close, Whittlesey, Peterborough, PE7 1XP



Kitchen



Lounge



Bedroom One



Bedroom Two



Enclosed Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (85-100)		
B (81-91)			B (70-84)		
C (69-80)			C (55-69)		
D (55-68)			D (39-54)		
E (39-54)			E (21-38)		
F (21-38)			F (11-20)		
G (1-20)			G (1-10)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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



Semi-detached three bedroom family home in Whittlesey.

Moretons Close, Whittlesey, Peterborough, PE7 1XP

- SEMI-DETACHED HOME
- THREE BEDROOMS
- CONSERVATORY
- SOLAR PANNELS
- ENCLOSED GARDEN

£159,995



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Ref: 1392

www.harrisonroseproperty.com

Ground Floor

Hall

Entrance door, telephone point, stairs leading to landing, doors to:

Lounge

5.33m (17'6")max x 3.48m (11'5")max
UPVC double glazed window to front and rear, electric fireplace, laminate flooring, TV point, coving to ceiling.

Kitchen

4.22m (13'10")max x 3.35m (11')max
Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven, four ring electric hob with extractor hood over, space for fridge, built-in storage cupboard, two uPVC double glazed window to side, door to:

Conservatory

2.28m (7'6") x 3.42m (11'3")
UPVC double glazed window surround, double doors leading to enclosed garden.

Lobby

Space for washing machine and tumble drier, door to side of property.

First Floor

Landing

UPVC double glazed window to rear, access to loft, built-in storage cupboard, two doors.

Bedroom 1

3.48m (11'5")max x 3.55m (11'8")max
UPVC double glazed window to front, built-in wardrobe, electric radiator.

Bedroom 2

3.55m (11'8") x 3.24m (10'8")
UPVC double glazed window to front, electric radiator, built-in wardrobe.

Bedroom 3

2.59m (8'6") x 2.42m (7'11")
UPVC double glazed window to rear, single radiator.

Wet Room

Fitted with a two piece suite comprising a shower area and vanity wash hand basin, tiled surround, uPVC double glazed window to side.

WC

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

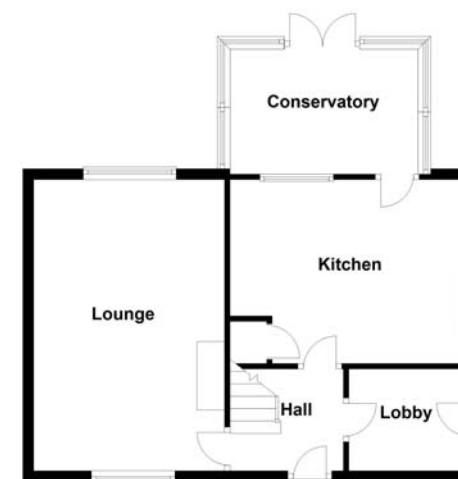
Outside

The front of the property is mainly laid to lawn with a mixture of shrubs and bushes to border. Enclosed rear garden, mainly laid to lawn with a patio area.

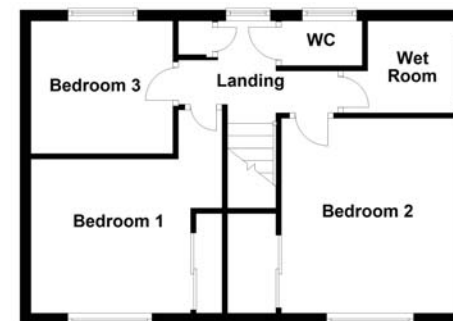
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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