

# Harrison Rose

Property Management

## TO LET



Link-detached family home located in Whittlesey.

**Newlands Road, Whittlesey, Peterborough, PE7 1YX.**

- **LINK-DETACHED FAMILY HOME**
- **THREE BEDROOMS**
- **GARAGE & OFF ROAD PARKING**
- **REAR GARDEN**
- **AVAILABLE 14th APRIL 2020**

**£750 pcm**



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Ref: L174

Harrison Rose Property Management is a trading name of Harrison Day Ltd  
Registered in England and Wales company No. 10288086 VAT No. awaiting registration  
Registered Office: 2 The Parade, Lawson Ave, Peterborough PE2 8PW



**Deposit: £895**

**Available: 18th April 2020**

**Ground Floor**

**Hall**

Entrance door, doors to:

**Lounge** 4.66m (15'3")max x 4.50m (14'9")max

UPVC double glazed bay window to front, two single radiators, telephone and TV point, coving to ceiling, stairs leading to landing, door to:

**Kitchen/Diner** 4.66m (15'3") x 2.61m (8'7")

Fitted with a matching range of, 1+1/2 bowl sink with mixer tap, built-in electric oven, four ring hob with extractor hood over, space for fridge and washing machine, single radiator, tiled flooring, coving to ceiling, ceiling lights, uPVC double glazed window to rear, sliding doors to rear garden.

**WC**

Fitted with a two piece suite comprising, a wash hand basin and low-level WC, single radiator.

**First Floor**

**Landing**

Access to loft, coving to ceiling, uPVC double glazed window to side, doors to:

**Bedroom 1** 2.58m (8'6")max x 4.36m (14'4")max

UPVC double glazed window to front, single radiator, coving to ceiling.

**Bedroom 2** 2.77m (9'1") x 2.58m (8'6")

UPVC double glazed window to rear, single radiator, coving to ceiling.

**Bedroom 3** 2.61m (8'7") x 1.98m (6'6")

UPVC double glazed window to front, single radiator, coving to ceiling.

**Bathroom**

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low level WC, extractor fan, heated towel rail, ceiling lights, tiled surround, tiled flooring, frosted uPVC double glazed window to rear.

**Outside**

The front of the property is mainly laid to gravel, pathway to front entrance door, driveway to the side of the property leading to an up and over garage. Rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border.

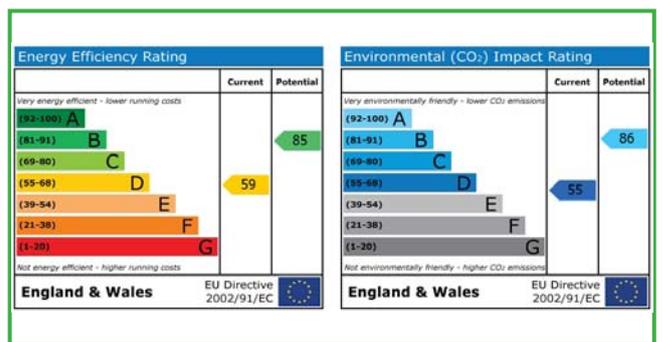
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- general administration fees
- reference fees (including credit checks, bank, guarantor, etc)
- application fees
- fees for drawing up tenancy agreements
- inventory fees, including check-in and check-out fees
- guarantor arrangement/application fees
- additional occupant fees
- pets disclaimer fees/additional pet deposit

Fees are charged on a per-person, basis and will vary depending on circumstances.

Harrison Rose makes every reasonable effort to ensure the accuracy, measurements and descriptions of Properties, however please be aware of the following limitations:

- Our property details do not constitute part or all of an offer or contract
- Property details, including text, photographs and plans are for guidance only and should not be relied on
- Measurements are for general guidance. It is the tenant's responsibility to satisfy their accuracy.
- Tenants should satisfy their own queries in regards to fixture/fittings and parking facilities.
- Under the money laundering regulations, all prospective tenants will be asked to show identification and source of funds documentation if requested.



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.