

# Harrison Rose

Property Management

## TO LET



**Godwit Close, Whittlesey, Peterborough, PE7 1NZ.**

- **DETACHED MODERN HOUSE**
- **THREE BEDROOMS**
- **EN-SUITE SHOWER ROOM**
- **TWO RECEPTION ROOMS**
- **AVAILABLE NOW**

**£850 pcm**



lettings@harrisonroseproperty.com | T: 01733 202525 | www.harrisonroseproperty.com

Ref: L078

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



Available : 11/04/2020

Deposit: £950

No housing Benefit

**Lounge** 4.65m (15'3")max x 3.31m (10'10")max

UPVC double glazed window to front, feature fireplace, laminate flooring, telephone and TV point, door to:

**Dining Room** 3.31m (10'10") x 2.59m (8'6")

Single radiator, uPVC double glazed double doors leading to rear, door to:

**Kitchen** 2.59m (8'6") x 2.52m (8'3")

Fitted with a matching range of base and eye level units, sink with mixer tap, built-in electric oven, four ring gas hob with extractor hood over, space for fridge and dishwasher, uPVC double glazed window to rear.

#### First Floor

**Bedroom 1** 3.94m (12'11")max x 3.23m (10'7")max

UPVC double glazed window to rear, single radiator, built-in wardrobes, door to:

#### En-suite

Fitted with a three piece suite comprising, a shower enclosure, wash hand basin and low-level WC, tiled surround, uPVC frosted double glazed window to rear.

**Bedroom 2** 3.33m (10'11") x 3.23m (10'7")

UPVC double glazed window to front, single radiator, TV point, door to:

**Bedroom 3** 2.71m (8'11") x 2.57m (8'5")

UPVC double glazed window to front, single radiator.

#### Bathroom

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

#### Outside

The front of the property is mainly laid to paved allowing for ample off road parking. Enclosed rear garden, mainly laid to lawn with a patio area. Views overlooking open fields



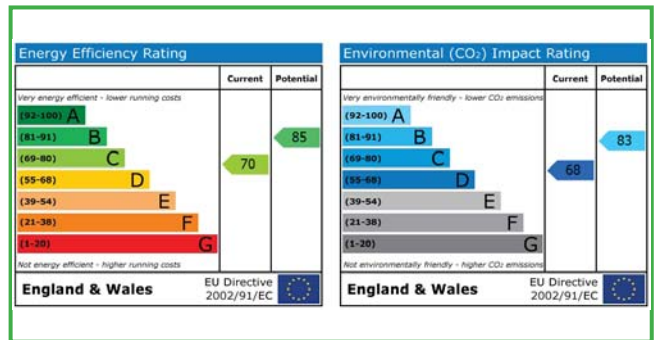
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- 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/fitings 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.