

Harrison Rose

Property Management

TO LET



Semi-detached, two bedroom house in the town centre.

Orchard Street, Whittlesey, Peterborough PE7 1BQ

- SEMI-DETACHED PROPERTY
- TWO BEDROOMS
- WELL PRESENTED
- TOWN CENTRE LOCATION
- AVAILABLE NOW

£700 pcm



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

Ref: L180

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 : 01/07/2020

Deposit: £800

Ground Floor

Hall

UPVC double glazed entrance door, uPVC double glazed window to front, radiator, stairs leading to first floor landing, coving to ceiling, door to:

Cloakroom

Fitted with a two piece suite comprising, wash hand basin and close coupled WC, ceramic tiled flooring.

Kitchen 2.96m (9'9") x 2.26m (7'5")

Fitted with a matching base and eye level units with drawers and cornice trims, stainless steel sink with single drainer and mixer tap, space for fridge, freezer and washing machine, built-in electric oven, built-in five ring halogen hob with pull out extractor hood over, uPVC double glazed window to front, ceramic tiled flooring, coving to ceiling with ceiling spotlights.

Lounge 4.35m (14'3") x 4.12m (13'6") max

UPVC double glazed window to rear, double radiator, telephone point, TV point, coving to ceiling, uPVC double glazed french doors to garden.

First Floor

Landing

Built-in storage cupboard, coving to ceiling, door.

Bedroom 1 4.35m (14'3") max x 2.52m (8'3")

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

Bedroom 2 4.35m (14'3") x 2.58m (8'6") plus 0.28m (0'11") x 0.28m (0'11")

UPVC double glazed window to front, built-in storage cupboard, radiator, access to loft area.

Bathroom

Fitted with a three piece suite comprising bath with shower attachment over, pedestal wash hand basin and close coupled WC, tiled surround, heated towel rail, extractor fan, wall mounted mirror, uPVC frosted double glazed window to side.

Outside

The rear garden is mostly laid to lawn with a variety of shrubs, enclosed by wood fencing with gated side access, wooden garden shed, paved area.

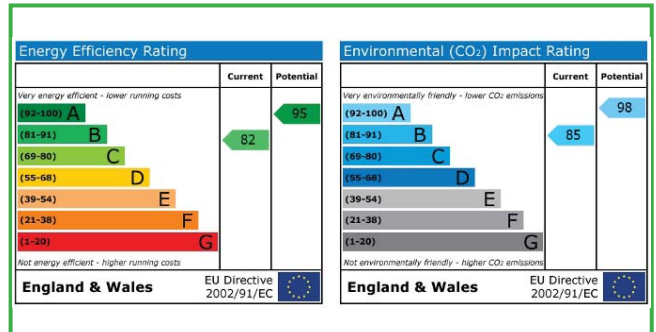
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- 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.

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