

Heron Close, Whittlesey, Peterborough, PE7 1YQ



Lounge



Kitchen



Conservatory



Bedrom



Enclosed Garden

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Not energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)		Not environmentally friendly - lower CO ₂ emissions A (15-100) B (10-15) C (5-10) D (0-5) E (-5-0) F (-10-5) G (-15-0)	
	79		77
63		41	

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



Detached three bedroom family home located in Whittlesey.

Heron Close, Whittlesey, Peterborough, PE7 1YQ

- DETACHED FAMILY HOME
- THREE BEDROOMS
- CONSERVATORY
- REAR GARDEN
- GARAGE & OFF ROAD PARKING

£229,995



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Ref: 1474

www.harrisonroseproperty.com

Ground Floor

Hall

Entrance door, stairs leading to landing, doors to:

Kitchen 3.29m (10'9") x 2.86m (9'5")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in electric double oven, four ring gas hob with extractor hood, space for dishwasher and washing machine, access to gas boiler, built-in storage cupboard, single radiator, uPVC double glazed window to rear.

Lounge 4.36m (14'4") x 3.65m (12')

Feature fireplace, telephone and TV point, coving to ceiling, uPVC double glazed window to front, open plan to:

Dining Room 3.36m (11') x 3.29m (10'9")

Single radiator, coving to ceiling, door to kitchen, further double doors to:

Conservatory 3.63m (11') x 3.02m (9'11")

UPVC double glazed window surround, double doors leading to rear garden.

WC

Fitted with a two piece suite comprising, pedestal wash hand basin and low-level WC, uPVC frosted double glazed window to side.

First Floor

Landing

Built-in storage cupboard, access to loft, built-in airing cupboard, doors to:

Bedroom 1 4.39m (14'5")max x 3.35m (11'11") max

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

Bedroom 2 3.68m (12'1") x 3.26m (10'8")

UPVC double glazed window to rear, sink unit, single radiator.

Bedroom 3 2.91m (9'7") x 2.62m (8'7")

UPVC double glazed window to front, single radiator.

Bathroom

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

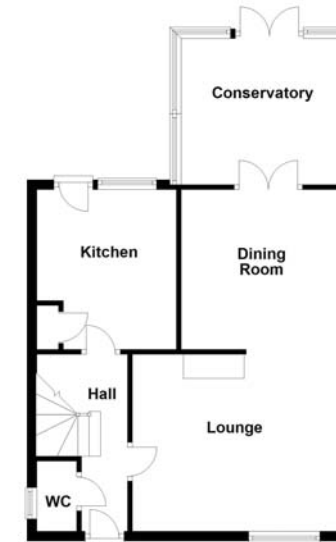
Outside

The front of the property is mainly laid to gravel with a mixture of shrubs, paved driveway leading to an oversized garage with store area. Enclosed rear garden, mainly laid to lawn with a patio area, a mixture of shrubs and bushes to border, external door leading to garage.

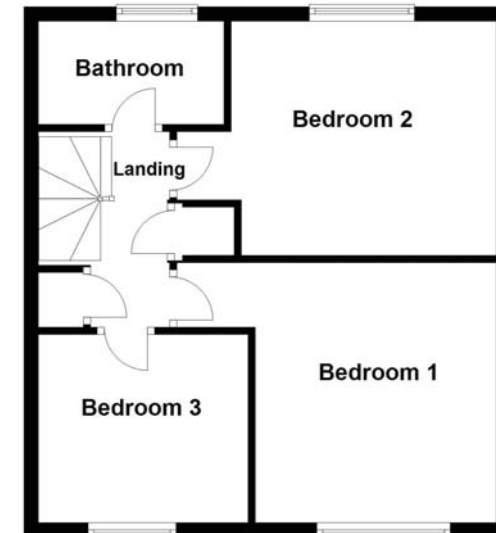
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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