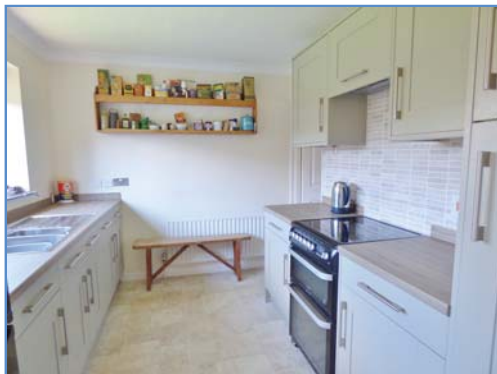


Searles Court, Whittlesey, Peterborough, PE7 1PQ.



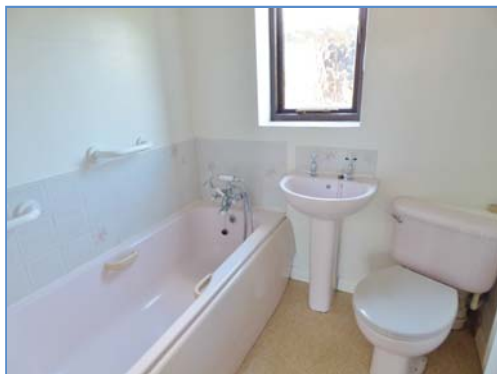
Kitchen



Lounge



Bedroom



En-suite



Rear 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 (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		
G (1-20)			G (1-20)		
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

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- THREE BEDROOMS
- EN-SUITE
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN

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Any applications/services mentioned should not be taken as a guarantee that they are in working order.

Ground Floor

Porch

Entrance door, door to hall, double glazed window to front.

Hall

Window to front, telephone point, stairs leading to landing, doors to:

Dining Room 3.60m (11'10") x 2.72m (8'11")

Double glazed window to front, single radiator, telephone and TV point, coving to ceiling, double doors to:

Lounge 6.60m (21'8") x 3.60m (11'10")

Feature gas fireplace, coving to ceiling, two single radiators, TV point, double glazed window to front and rear, sliding doors to rear.

Kitchen 3.20m (10'6") x 2.53m (8'4")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, space for fridge and cooker, single radiator, coving to ceiling, TV point, double glazed window to rear, open plan to:

Utility 1.67m (5'6") x 1.53m (5')

Space for washing machine, radiator, coving to ceiling, double glazed window to rear, door to rear garden.

Bedroom 1 3.58m (11'9") x 3.40m (11'2")

Double glazed window to front, single radiator, TV point, coving to ceiling, door to:

En-suite

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

WC

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

First Floor

Landing

Doors to, access to loft, single radiator, built-in storage cupboard with access to gas boiler, door to:

Bedroom 2 4.60m (15'1") x 3.40m (11'2")

Double glazed window to front, door to:

Bedroom 3 4.60m (15'1") x 3.39m (11'2")

Double glazed window to front, single radiator.

Shower Room

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

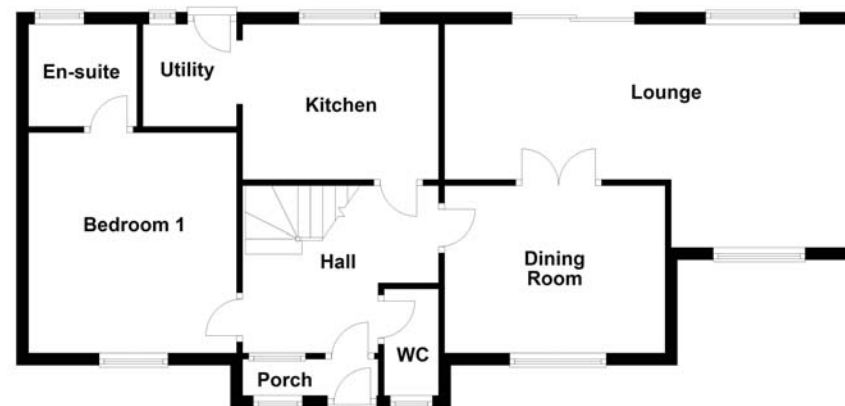
Outside

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

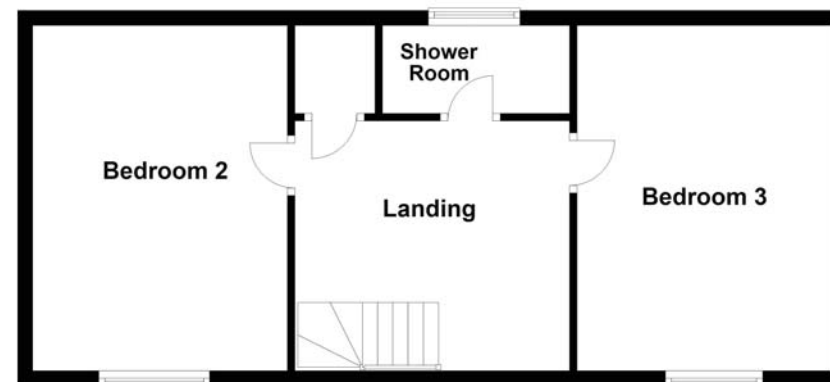
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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