

Mill Road, Whittlesey, Peterborough, PE7 1SJ.



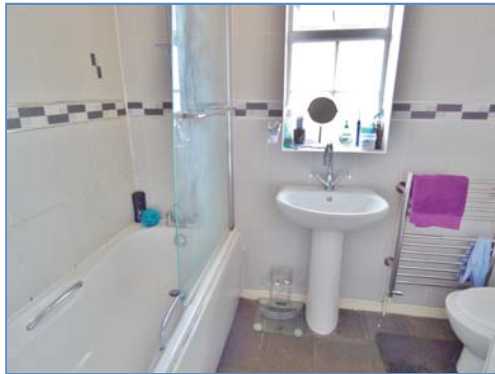
Kitchen



Lounge



Conservatory



Bathroom



Rear Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs		66	Very environmentally friendly - lower CO ₂ emissions		67
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 (21-20)		
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

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



Well presented three bedroom family home in Whittlesey.

Mill Road, Whittlesey, Peterborough, PE7 1SJ.

- TOWN CENTRE LOCATION
- THREE BEDROOMS
- CONSERVATORY
- REAR GARDEN
- GARAGE & OFF ROAD PARKING

£201,500



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Ref: 1487

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Ground Floor

Hall

Entrance door, stairs leading to landing, door to:

Lounge/dining Area 7.09m (23'3") x 3.47m (11'5")

Laminate flooring, telephone and TV point, coving to ceiling, door to conservatory, further door to:

Kitchen 2.56m (8'5") x 2.40m (7'11")

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 oven, four ring gas hob with extractor hood over, built-in dishwasher, space for fridge and washing machine, single radiator, tiled flooring, window to rear.

Conservatory

UPVC double glazed window surround, tiled flooring, single radiator, door to side of the property, double doors to rear garden.

First Floor

Landing

UPVC double glazed window to side, access to loft, doors to:

Bedroom 1 3.59m (11'9") x 3.12m (10'3") max

UPVC double glazed window to rear, coving to ceiling.

Bedroom 2 3.39m (11'2") x 3.12m (10'3")

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

Bedroom 3 3.12m (10'3")max x 3.40m (11'2")max

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, tiled surround, uPVC frosted double glazed window to rear.

Outside

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

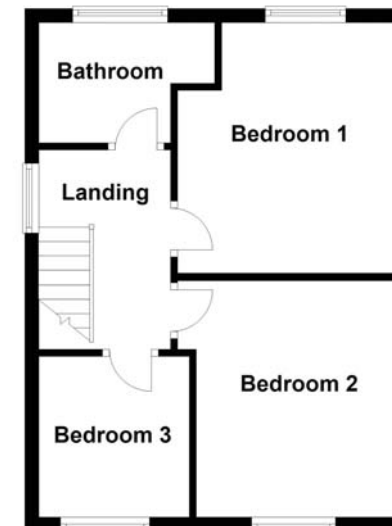
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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