

Poles Court, Whittlesey, Peterborough, PE7 1LN.



Re-fitted Kitchen



Lounge



Re-fitted Bathroom



Bedroom



Rear Aspect

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
95-100% A			100-120% A		
81-94% B			80-100% B		
69-80% C			60-80% C		
55-68% D			45-60% D		
39-54% E			21-38% E		
21-38% F			1-20% F		
1-20% G					
	65	76		45	60

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



Ground floor, two bedroom flat located in Whittlesey.

Poles Court, Whittlesey, Peterborough, PE7 1LN.

- IDEAL FIRST TIME BUY/ INVESTMENT
- GROUND FLOOR FLAT
- TWO BEDROOMS
- RE-FITTED KITCHEN
- CLOSE TO TOWN CENTRE

£104,995



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1508

www.harrisonroseproperty.com

Ground Floor

Hall

Entrance door, doors to:

Kitchen 5.50m (18'1") x 2.66m (8'9")

Re-fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven with four electric hob, extractor hood over, space for fridge, washing machine, coving to ceiling, uPVC double glazed window to rear, open plan to:

Lounge

Wall mounted electric panel heater, telephone and TV point, laminated flooring, uPVC double glazed window to front.

Bedroom 1 3.19m (10'5") x 2.55m (8'5")

Wall mounted electric panel heater, built-in storage cupboard, coving to ceiling, uPVC double glazed window to front.

Bedroom 2 2.97m (9'9") max x 1.85m (6'1")max

Wall mounted electric panel heater, built-in storage cupboard, coving to ceiling, uPVC double galzed window to side.

Bathroom

Re-fitted with a three piece suite comprising a bath with shower attachment, pedestal wash hand basin and low-level WC, tiled splashbacks, heated towel rail, frosted uPVC double glazed window to rear.

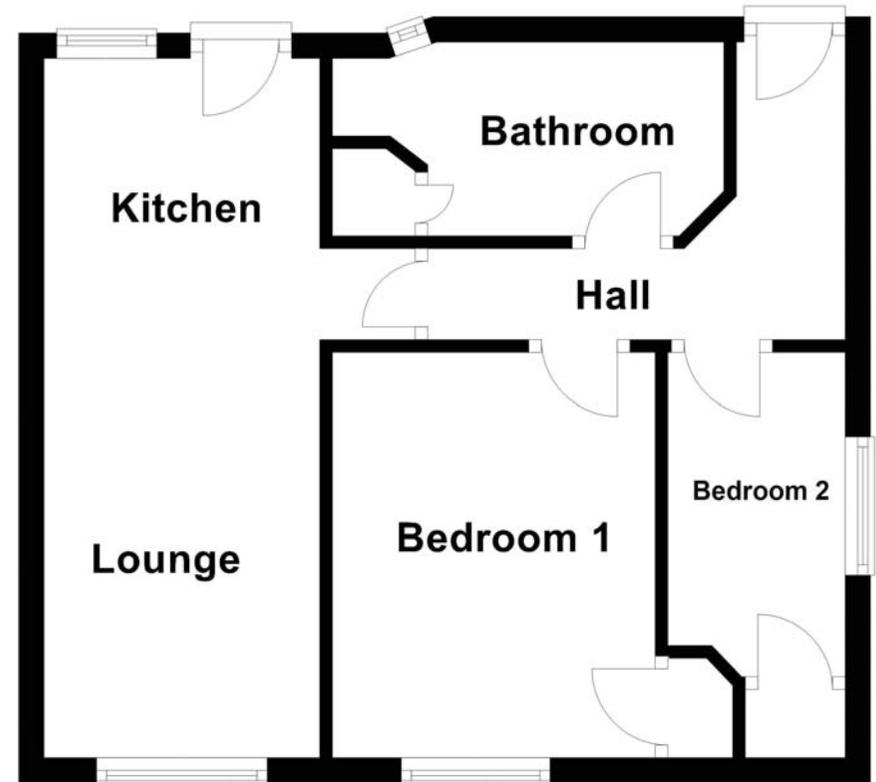
Outside

Off road parking available with allocated parking spaces, private entrance door and communal hallway access into the ground floor flat.

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.

- Call today to arrange your free valuation -

Floorplan



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