

Eastrea Road, Whittlesey, Peterborough, PE7 2AP.



Kitchen



Lounge



Bedroom



Garden Aspect 1



Garden Aspect 2

Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>101-120 <b>A</b></p> <p>81-100 <b>B</b></p> <p>61-80 <b>C</b></p> <p>41-60 <b>D</b></p> <p>21-40 <b>E</b></p> <p>1-20 <b>F</b></p> <p>1-20 <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>101-100 <b>A</b></p> <p>80-99 <b>B</b></p> <p>60-79 <b>C</b></p> <p>40-59 <b>D</b></p> <p>20-39 <b>E</b></p> <p>1-19 <b>F</b></p> <p>1-19 <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	57		54
<p>England &amp; Wales EU Directive 2002/91/EC</p>		<p>England &amp; Wales EU Directive 2002/91/EC</p>	

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



End terrace, three bedroom family home in Whittlesey.

Eastrea Road, Whittlesey, Peterborough, PE7 2AP.

- END-TERRACE FAMILY HOME
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN
- OFF ROAD PARKING

**£164,500**



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Ref: 1527

www.harrisonroseproperty.com

## Ground Floor

### Hall

Entrance door, laminate flooring, stairs leading to landing, door to:

**Lounge** 4.11m (13'6")max x 3.47m (11'5")max

Fitted gas log effect fireplace, single radiator, TV and telephone point, laminate flooring, uPVC glazed window to front, door to:

**Kitchen** 3.87m (12'8") x 2.98m (9'10")

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, space for dishwasher and washing machine, built-in storage cupboard with uPVC double glazed window to side, fridge freezer fitted in pantry, further built-in storage cupboard with access to gas boiler, coving to ceiling, doors to:

### Conservatory

UPVC window to side and front, single radiator, double doors to rear garden, folding door to:

**Office/Play Room** 2.09m (6'10") x 1.69m (5'7")

UPVC double glazed window to rear.

### Bathroom

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and low-level WC, coving to ceiling with ceiling lights, single radiator, frosted uPVC double glazed window to side.

## First Floor

### Landing

Access to loft, uPVC double glazed window to side, doors to:

**Bedroom 1** 4.11m (13'6")max x 3.45m (11'4")max

UPVC double glazed window to front, single radiator, telephone and TV point, coving to ceiling, open plan to storage cupboard.

**Bedroom 2** 2.74m (9') x 2.75m (9')max

UPVC double glazed window to rear, built-in wardrobe, single radiator, coving to ceiling.

**Bedroom 3** 2.25m (7'5") x 1.98m (6'6")

UPVC double glazed window to rear, coving to ceiling.

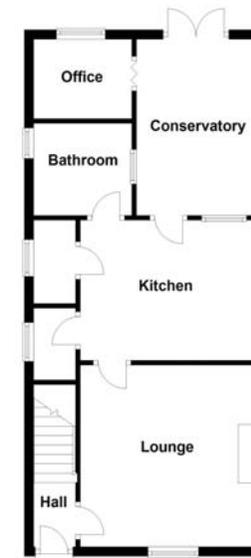
### Outside

The front of the property is mainly laid to gravel with lawn to the side of the property, pathway leading to front entrance door, side gate to rear garden. Enclosed rear garden, mainly laid to lawn with a patio area, gravelled area to the side, raised sleepers with a mixture of shrubs and bushes, external light, gate to the rear leading to parking for several cars.

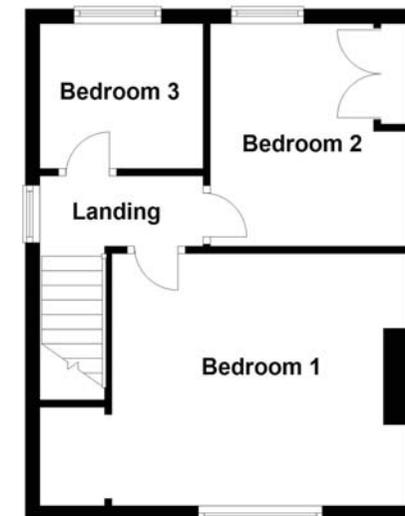
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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