

Eastrea Road, Whittlesey, Peterborough, PE7 1SG.



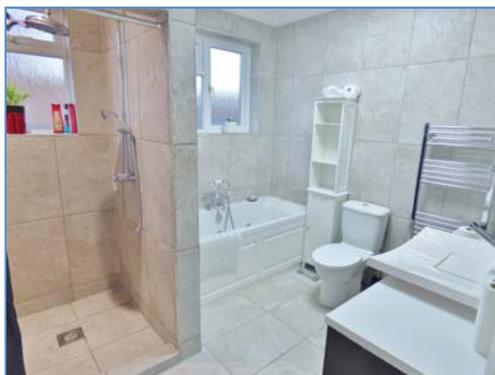
Lounge



Kitchen/Breakfast Room



Dining Room



Re-fitted Bathroom



Rear Aspect

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Very energy efficient - lower running costs</small>			
	65	79	76
<small>Not energy efficient - higher running costs</small>			
<small>England & Wales EU Directive 2002/91/EC</small>		<small>England & Wales EU Directive 2002/91/EC</small>	

Energy Performance Certificate

Harrison Rose

Estate Agents Ltd

FOR SALE



Detached two bedroom bungalow located in Whittlesey.

Eastrea Road, Whittlesey, Peterborough, PE7 1SG.

OFFERS OVER

£400,000

- DETACHED BUNGALOW
- TWO BEDROOMS
- DINING ROOM
- REAR GARDEN
- EXTENDED DOUBLE GARAGE



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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.

Ground Floor

Entrance Hall

Entrance door with matching side panels, radiator, solid oak flooring, coving to ceiling.

Lounge 6.10m (20') x 4.24m (13'11")

PVCu double glazed window to side, feature fireplace, two radiators, solid oak flooring, TV point, coving to ceiling, PVCu double glazed sliding doors to garden, door to:

Dining Room 4.71m (15'5") x 3.16m (10'4")

PVCu double glazed window to rear, radiator, solid oak flooring, coving to ceiling, door to Lobby.

Lobby

Tiled floor, door to:

Kitchen/Breakfast Room 6.01m (19'9") x 3.58m (11'9")

Fitted with a matching range of base and eye level units with worktop space over, matching island unit, stainless steel sink unit with single drainer and mixer tap, space for fridge/freezer, built-in electric double oven, built-in four ring gas hob with extractor hood, PVCu double glazed bow window to front, PVCu double glazed window to side, radiator, tiled floor, TV point, ceiling spotlights, PVCu double glazed door to side, door to Lobby.

Cloakroom

Window to rear, fitted with two piece suite with wash basin and WC, heated towel rail.

Utility Room 3.31m (10'10") max x 2.59m (8'6") max

Fitted with a matching range of units, sink unit with single drainer and mixer tap, space for washing machine and tumble dryer, PVCu double glazed window to side, radiator, tiled flooring, coving to ceiling, gas boiler.

Bedroom 1 4.24m (13'11") x 3.93m (12'11")

UPVC double glazed bow window to front, fitted with a range of wardrobes with overhead storage, radiator, coving to ceiling.

Bedroom 2 3.92m (12'10") x 3.62m (11'11")

PVCu double glazed bow window to front, range of fitted bedroom furniture, radiator, coving to ceiling, TV point.

Bathroom

Refitted with four piece suite comprising bath, vanity wash hand basin with storage under, tiled shower enclosure and low-level WC, full height tiling to all walls, heated towel rail, two PVCu frosted double glazed windows to side, radiator, tiled flooring.

Outside

The property benefits from extensive parking to the front with side access to the rear garden. The rear garden is mainly laid to lawn with large paved patio area. The property has the additional benefit of a large Double Garage (38'11 x 20'8) with conversion opportunity (subject to planning), two separate garage doors, power and light connected, sliding patio doors to the side and stairs leading to the first floor presently used for storage (sloping ceilings).

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- Call today to arrange your free valuation -

Floorplan



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