

West End, Whittlesey, Peterborough, PE7 1LS



Lounge



Kitchen



Bedroom



Dining Room



Rear View

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (92-100)		92	A (82-100)		84
B (81-91)			B (72-81)		
C (69-80)			C (62-71)		
D (55-68)			D (50-61)		
E (39-54)			E (35-49)		
F (21-38)			F (21-34)		
G (1-20)	26		G (11-20)		22
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



Detached, three bedroom family home with off road parking

West End, Whittlesey, Peterborough, PE7 1LS

- DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- AMPLE OFF ROAD PARKING
- THREE RECEPTION ROOMS
- NO FORWARD CHAIN

£224,995



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www.harrisonroseproperty.com

Ground Floor

Entrance Hall

uPVC double glazed front entrance door, radiator, telephone point, stairs leading to first floor landing, door to:

Lounge

3.76m (12'4") x 3.50m (11'6")
UPVC double glazed window to front, fireplace, radiator, laminate flooring, TV point, coving to ceiling, open plan to

Family Room

3.76m (12'4") x 2.44m (8')
uPVC double glazed patio doors to garden, radiator, laminate flooring, coving to ceiling.

Kitchen

5.64m (18'6") x 2.40m (7'10")
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, 1 +1/2 bowl stainless steel sink with single drainer and mixer tap, wall mounted gas boiler, built-in fridge/freezer, space for washing machine, built-in double oven, built-in four ring halogen hob, uPVC double glazed window to side, uPVC double glazed window to rear, ceramic tiled flooring, coving to ceiling with ceiling spotlights, uPVC double glazed back door to garden.

Dining Room

3.70m (12'2") x 3.54m (11'8")
uPVC double glazed window to front, open fire fireplace with feature cast iron surround, double radiator.

First Floor

Landing

UPVC double glazed window to rear, radiator, coving to ceiling, access to loft area, door to:

Bedroom 1

3.76m (12'4") x 3.50m (11'6")
uPVC double glazed window to front, built-in double wardrobes with hanging rail, radiator, coving to ceiling.

Bedroom 2

3.50m (11'6") x 3.46m (11'4")
UPVC double glazed window to front, built-in double wardrobes with hanging rail, radiator, coving to ceiling.

Bedroom 3

3.76m (12'4") x 2.44m (8')
UPVC double glazed window to rear, radiator, coving to ceiling.

Bathroom

Fitted with four piece suite comprising bath, pedestal wash hand basin, tiled shower cubicle and close coupled WC, and full height tiling to all walls, heated towel rail, uPVC frosted double glazed window to rear, built-in airing cupboard with water cylinder, ceramic tiled flooring.

OUTSIDE:

To the front, enclosed by dwarf brick wall, mainly laid to gravel with a gravel driveway to the side providing off-road parking area for several cars.

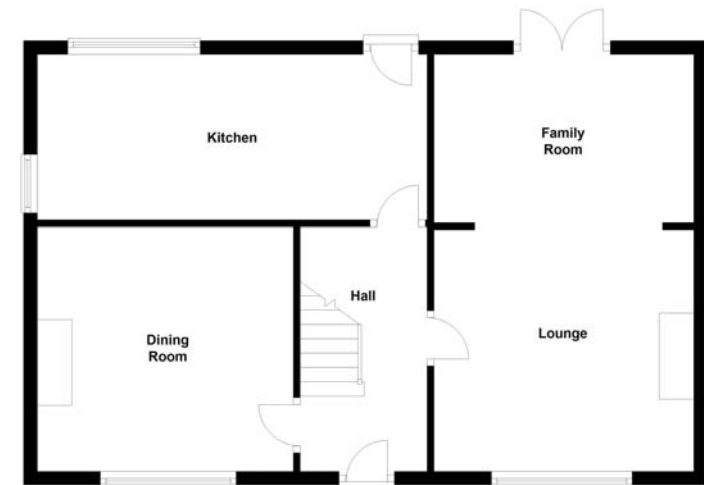
The rear garden is enclosed by wooden fencing, mainly laid to gravel with paved area and side access.

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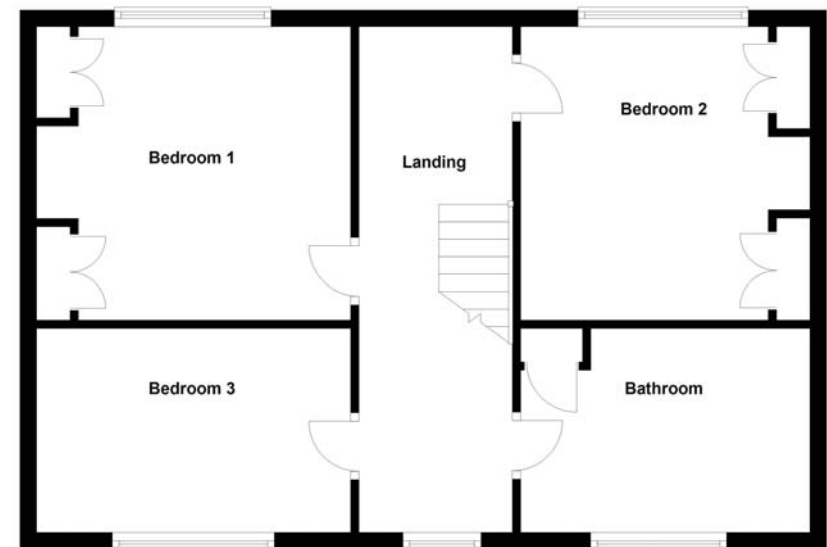
- Call today to arrange your free valuation -

Ground Floor

Ground Floor



First Floor



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