

Kings Delph, Whittlesey, Peterborough, PE7 2PD.



Kitchen/Diner



Lounge



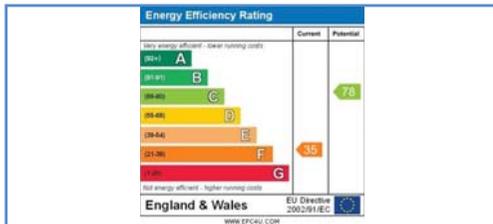
Bedroom



Enclosed Rear Garden



River with Fishing & Mooring Rights



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.

Registered in England and Wales company No. 07655708 Registered Office: 3 Angel House, Whittlesey, Peterborough, PE7 1SE VAT No. 116 5551 26

Harrison Rose

Estate Agents Ltd

FOR SALE



Detached three bedroom bungalow located in Whittlesey.

Kings Delph, Whittlesey, Peterborough, PE7 2PD.

OFFERS OVER

£265,000

- DETACHED BUNGALOW
- THREE BEDROOMS
- OFF ROAD PARKING
- MOORING & FISHING RIGHTS
- NO FORWARD CHAIN



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Ground Floor

Hall

Entrance door, built-in storage cupboard, doors to:

Lounge

3.68m (12'1") x 3.61m (11'10")
UPVC double glazed bay window to front, feature gas fireplace, single radiator, telephone and TV point, coving to ceiling.

Kitchen/Breakfast Room

6.22m (20'5") x 3.33m (10'11") max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, built-in electric oven, built-in four ring electric hob with extractor hood, space for fridge/freezer and washing machine, built-in storage cupboard, single radiator, access to gas boiler, uPVC double glazed double doors to garden, door to conservatory, further door to:

Bathroom

Fitted with a bath with shower over, full height tiling to all walls, extractor fan, frosted window to side.

Conservatory

3.69m (23'4") x 3.61m (8'9")
UPVC double glazed windows to rear and side, uPVC double glazed double doors to garden.

Bedroom 1

3.69m (12'1")max x 3.61m (11'10")
UPVC double glazed bay window to front, fitted bedroom suite with a range of wardrobes, single radiator, coving to ceiling.

Bedroom 2

3.68m (12'1") x 2.44m (8')
UPVC double glazed window to rear, single radiator, coving to ceiling.

Bedroom 3

3.69m (12'1") max x 2.44m (8')
UPVC double glazed window to rear, single radiator, coving to ceiling, built-in wardrobe.

Cloakroom

Fitted with a two piece suite comprising, a wash hand basin and low level WC, tiled floor, ceiling spotlights.

Lean-to

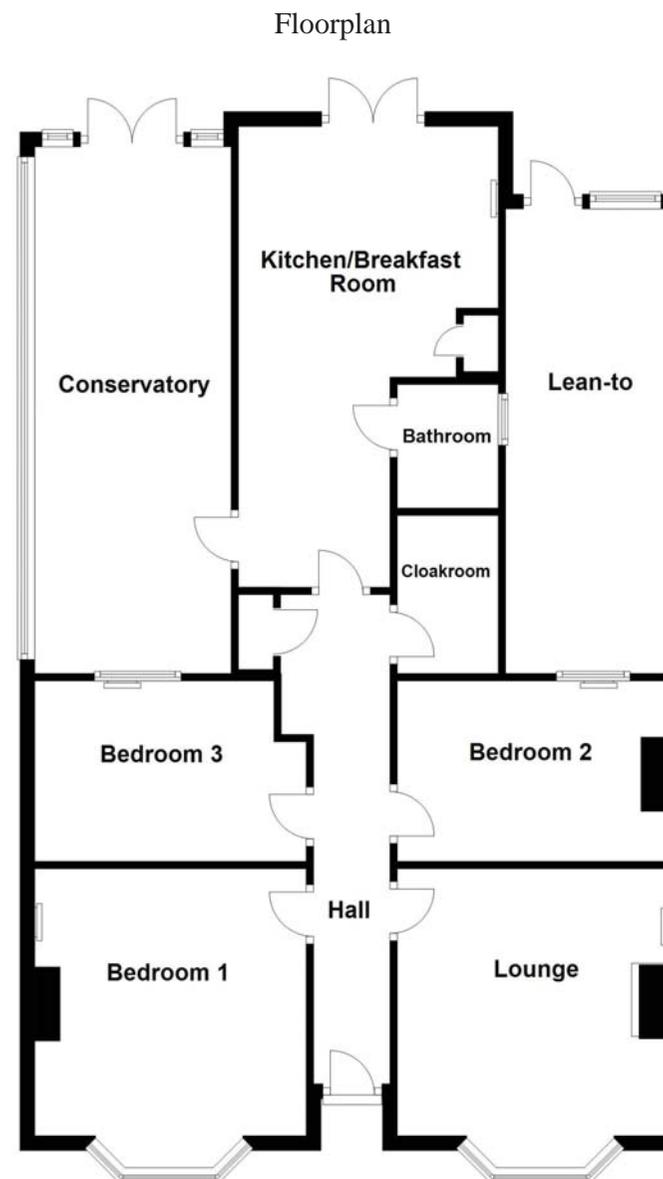
Window to front and rear, access to power and lighting, door to rear garden.

Outside

The front of the property is enclosed via a dwarf wall, mainly laid to paved allowing for off road parking, external lighting. Enclosed rear garden approx. 110ft, mainly laid to lawn with a patio area, mature trees and gravelled area to the side, fence with gate leading to river with fishing and mooring rights for 35ft.

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- Call today to arrange your free valuation -



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