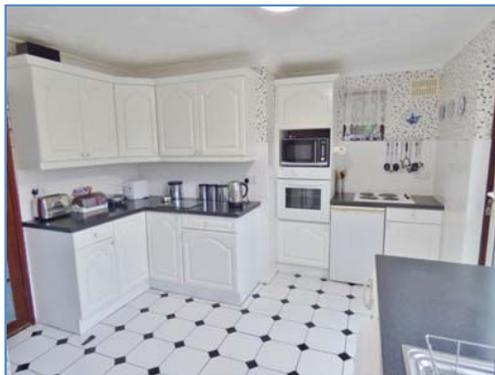


Ladysmith Avenue, Whittlesey, Peterborough, PE7 1XX.



Kitchen/ Diner



Lounge



Conservatory



Bedroom One



Rear Garden



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



Semi-detached three bedroom family home in Whittlesey.

Ladysmith Avenue, Whittlesey, Peterborough, PE7 1XX.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- SOLAR PANELS
- OFF ROAD PARKING
- REAR GARDEN

£199,995



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Ref: 1599

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## Ground Floor

### Hall

Entrance door, doors to:

**Living Room** 5.22m (17'2") x 3.49m (11'6")

Feature gas fireplace, two single radiators, telephone and TV point, coving to ceiling, sliding doors to rear garden.

**Kitchen/Diner** 4.24m (13'11") x 3.31m (10'10")

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 oven, built-in electric hob, space for fridge, freezer and washing machine, built-in storage cupboard, single radiator, double glazed window to side and rear, door to:

**Conservatory** 2.3m (7'6") x 2.19m (7'2")

Double glazed window to rear and side, door to rear garden.

**Utility** 2.44m (8') x 1.81m (5'11")

Fitted with a matching range of base and eye level units, gas boiler, door to rear garden.

### WC

Fitted with a WC, double glazed window to side.

## First Floor

### Landing

Double glazed window to rear, built-in storage cupboard, stairs leading to landing, doors to:

**Bedroom 1** 3.58m (11'9") x 3.28m (10'9")

Double glazed window to front, single radiator.

**Bedroom 2** 3.58m (11'9")max x 3.98m (13')

Double glazed window to front, single radiator.

**Bedroom 3** 2.54m (8'4") x 2.40m (7'11")

Double glazed window to rear, single radiator

### Shower Room

Fitted with a two piece suite comprising a shower enclosure, pedestal wash hand basin, tiled surround, single radiator, frosted double glazed window to side.

### WC

Fitted with a low level WC.

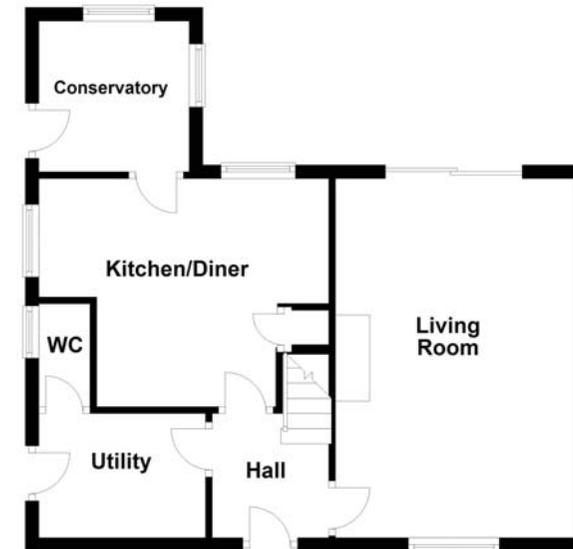
### Outside

The front of the property allows for ample off road parking with pathway leading to the side of the property. Rear garden, mainly laid to lawn with a patio area, pathway leading to rear, a mixture of shrubs and bushes to border, external light.

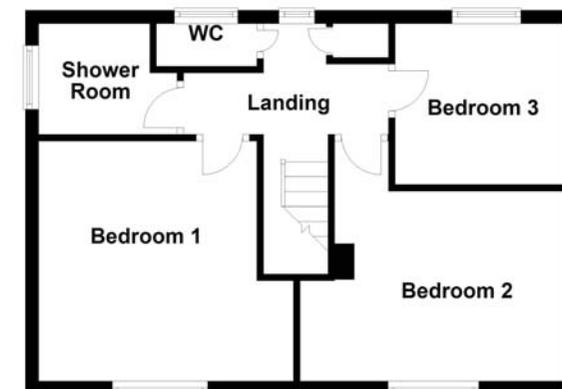
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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