

Ladysmith Avenue, Whittlesey, Peterborough, PE7 1XX.



Lounge



Conservatory



Bedroom



Rear Garden Aspect 1



Rear Garden Aspect 2



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



Semi-detached, three bedroom family home in Whittlesey.

Ladysmith Avenue, Whittlesey, Peterborough, PE7 1XX.

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

£209,995



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www.harrisonroseproperty.com

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Ground Floor

Entrance Hall

Entrance door, stairs leading to landing, doors to:

Kitchen/Diner 3.38m (11'1") x 3.37m (11'1") max

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, space for washing machine and cooker, radiator, tiled flooring, uPVC double glazed window to rear, door to rear garden, door to **Pantry** 1.63m (5'4") x 0.73m (2'5")

Lounge 5.36m (17'7") x 3.48m (11'5")

UPVC double glazed window to front, single radiator, wooden flooring, telephone and TV point, coving to ceiling, sliding door to:

Conservatory 3.46m (11'4") x 3.4m (11'1")

UPVC double glazed window surround, tiled flooring, double doors to rear.

Utility Room 2.02m (6'8") x 1.68m (5'6")

Space for fridge and freezer, gas boiler, tiled flooring, door.

WC

Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin, uPVC frosted double glazed window to side.

First Floor

Landing

UPVC frosted double glazed window to rear, access to loft, built-in storage cupboard, doors to:

Bedroom 1 3.58m (11'9")max x 4.03m (13'2")max

UPVC double glazed window to front, single radiator.

Bedroom 2 3.58m (11'9") x 3.33m (10'11")

UPVC double glazed window to front, single radiator, built-in wardrobe.

Bedroom 3 2.59m (8'6") x 2.43m (8')

UPVC double glazed window to rear, single radiator, door to:

Shower Room

Fitted with a two piece suite comprising shower enclosure and low-level WC tiled surround, single radiator, uPVC frosted double glazed window to side.

WC

Fitted with a low-level WC, uPVC frosted double glazed window to rear.

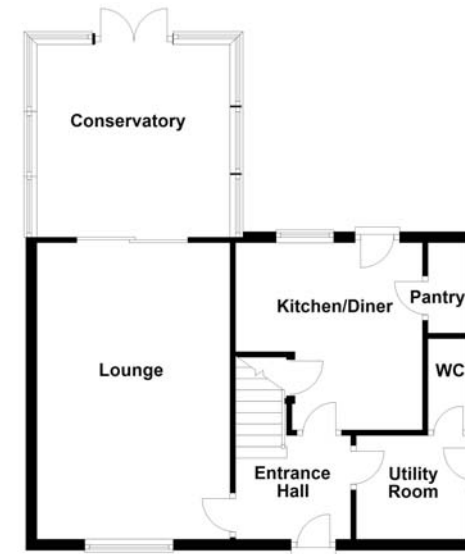
Outside

The front of the property is mainly laid to lawn with a driveway to the side allowing for off road parking. Generously sized rear garden, mainly laid to lawn with a patio area. This property benefits from solar panels.

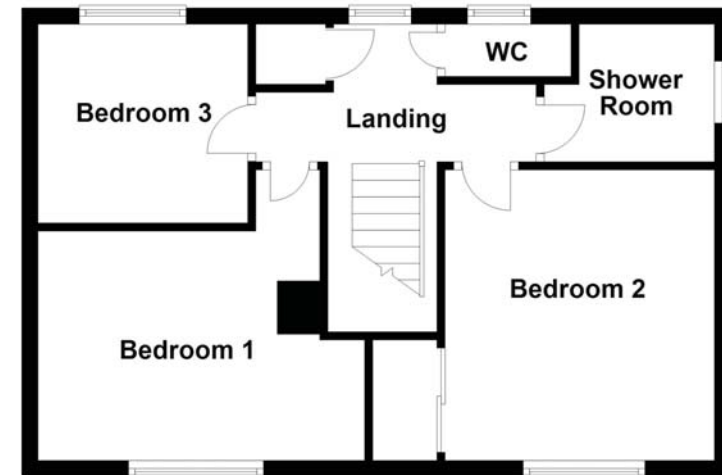
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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