

**Moorhen Road, Whittlesey, Peterborough, PE7 1NT.**



**Kitchen**



**Lounge/Diner Aspect 1**



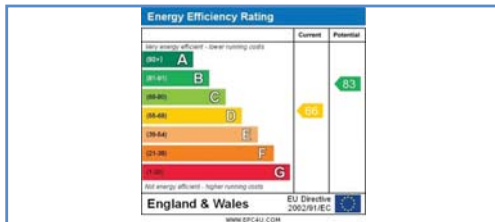
**Lounge/Diner Aspect 2**



**Bedroom**



**Enclosed 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.

**Moorhen Road, Whittlesey, Peterborough, PE7 1NT.**

- IDEAL FIRST TIME BUY/ INVESTMENT
- THREE BEDROOMS
- FIELD VIEWS TO THE REAR
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING

**£194,995**



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Ref: 1641

[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

## Ground Floor

### Entrance Hall

Entrance door, single radiator, stairs leading to landing, door to:

**Lounge/diner** 6.45m (21'2")max x 3.77m (12'4")max

Laminate flooring, single radiator, telephone and TV point, coving to ceiling, double doors to rear garden, door to:

**Kitchen** 3.29m (10'10") x 2.33m (7'8")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven, built-in four ring gas hob with extractor hood over, coving to ceiling, space for fridge and washing machine, single radiator, uPVC double glazed window to rear, door leading to rear garden.

## First Floor

### Landing

Access to loft, built-in storage cupboard, doors to:

**Bedroom 1** 3.67m (12') max x 2.68m (8'10")

UPVC double glazed window to front, single radiator, coving to ceiling.

**Bedroom 2** 2.98m (9'9") max x 2.68m (8'10")

UPVC double glazed window to rear, single radiator, coving to ceiling.

**Bedroom 3** 2.27m (7'6") x 1.97m (6'6")

UPVC double glazed window to front, single radiator, coving to ceiling.

### Bathroom

Re-fitted with a three piece suite comprising, a bath with shower over, pedestal wash hand basin and low-level WC, single radiator, uPVC double glazed window to rear.

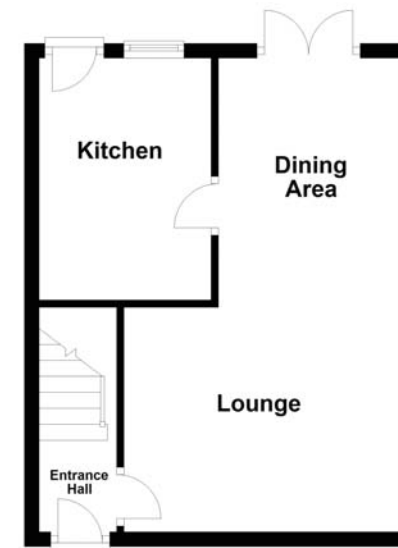
### Outside

The front of the property is mainly laid to gravel with pathway leading to front entrance door, gravel to the side of the property allowing for off road parking, side gate. Enclosed rear garden, mainly laid to lawn with a patio area.

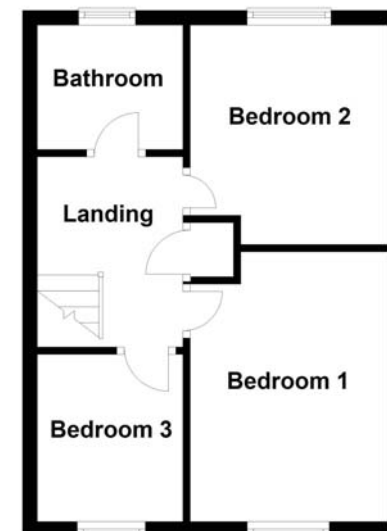
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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