

Charles Road, Whittlesey, Peterborough, PE7 2RG.



Lounge Area



Re-fitted Kitchen



Dining Area



Bedroom One



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.

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, four bedroom family home located in Whittlesey.

Charles Road, Whittlesey, Peterborough, PE7 2RG.

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- RE-FITTED KITCHEN & BATHROOM
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN

£394,995



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1642

www.harrisonroseproperty.com

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

## Ground Floor

### Porch

Entrance door, single radiator, door to storage previously garage, further door to:

### Entrance Hallway

Staircase leading to first floor landing, built-in storage cupboard, telephone point, doors to:

### Shower Room (to be fitted)

Currently contains a WC and uPVC window, due to be fitted with a shower enclosure, wash hand basin and heated towel rail.

### Family Room 4.08m (13'5") x 3.47m (11'5")

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

### Kitchen/Dining Room/Sitting Room (open plan) 9.28m (30'4") max x 3.06m (10'0") max L shaped

Re-fitted with a matching range of base and eye level cupboards, 1+1/2 bowl sink unit with mixer tap, integrated fridge, freezer and dishwasher, fitted electric double oven, built-in five ring Induction hob with extractor hood, space for washing machine, two uPVC double glazed windows to rear, uPVC double glazed window to front, single radiator, Camaro flooring, feature fireplace in the Lounge area, TV point, single radiator, sliding doors leading to rear garden.

### Utility Room 2.39m (7'10") x 1.97m (6'6")

UPVC double glazed window to rear, single radiator, hot and cold feed for utilities, door to rear garden.

## First Floor

### Landing

UPVC double glazed window to front and side, single radiator, doors to:

### Bedroom 1 4.11m (13'6") x 3.46m (11'4")

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

### Bedroom 2 3.13m (10'3") x 2.87m (9'5")

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

### Bedroom 3 3.51m (11'6") max x 2.81m (9'2")

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

### Bedroom 4 2.37m (7'7") x 2.62m (8'6")

UPVC double glazed window to rear, single radiator.

### Family Bathroom

Recently re-fitted with a four piece suite comprising, a bath, shower enclosure, wash hand basin, and low level -WC, tiled surround, heated towel rail, extractor fan, wall mounted demisting mirror with lights and shaver point, ceiling spotlights, uPVC frosted double glazed window to front.

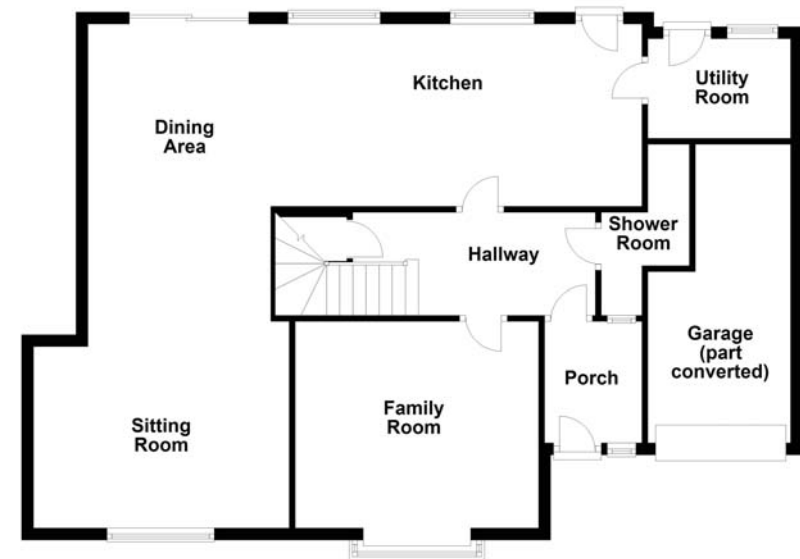
### Outside

The front of the property is mainly laid to decorative gravel allowing for ample off road parking, paving to the side leading to, **Garage (part converted now used as storage)** with an up and over door (to be fitted), wall mounted gas radiator heating boiler. Enclosed rear garden is mainly laid to lawn with a patio area and flower and shrub beds to border, external tap.

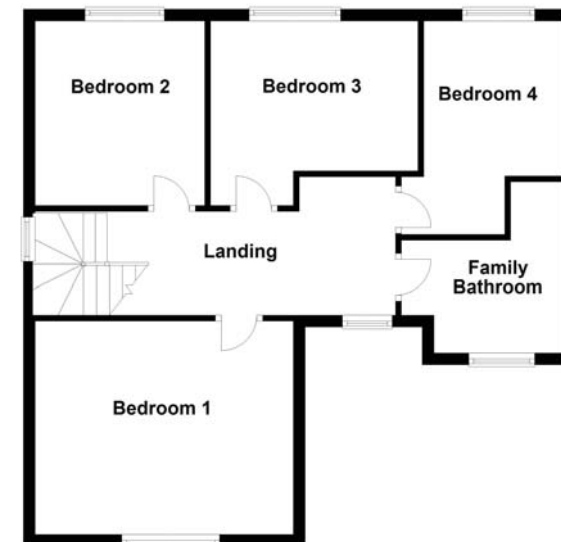
Draft details only may be subject to amendment  
None of the statements/measurements in these particulars should be relied on as representations of fact.  
Any applications/services mentioned should not be taken as a guarantee that they are in working order.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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