

Hallcroft Road, Whittlesey, Peterborough, PE7 1LP.



Lounge



Kitchen



Bedroom



Rear Aspect



Rear Garden

Energy Performance Certificate
To Follow

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.

Hallcroft Road, Whittlesey, Peterborough, PE7 1LP.

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- UTILITY ROOM
- DINING ROOM
- NO FORWARD CHAIN

£235,000



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Ground Floor

Living Room 6.14m (20'2") x 3.84m (12'7") max

Entrance door, feature fireplace, telephone and TV point, two radiators, uPVC double glazed window to front and side, stairs leading to landing, opening to:

Kitchen 3.20m (10'6") x 2.97m (9'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated dishwasher, space for washing machine and cooker, tiled flooring, radiator, uPVC double glazed window to side, opening to:

Utility Room 3.39m (11'1") max x 2.32m (7'6") max

Fitted with a matching range of base and eye level units with worktop space over, space for fridge and tumble drier, radiator, tiled floor, frosted window to side, opening to **Lobby** uPVC double glazed door to front, door to store: uPVC frosted double glazed window to side.

Dining Room 4.49m (14'9") x 3.02m (9'11")

UPVC double glazed window to rear, radiator, laminate flooring, telephone point, uPVC double glazed double French doors to garden.

Cloakroom

Fitted with a low-level WC, full height tiling to all walls, radiator.

First Floor

Landing

Doors to:

Bedroom 1 4.49m (14'9") x 3.02m (9'11")

UPVC double glazed window to rear, radiator, telephone point.

Bedroom 2 3.87m (12'7") max x 3.33m (10'11") max

UPVC double glazed window to front, radiator, recessed ceiling spotlights.

Bedroom 3 5.55m (18'2") max x 2.41m (7'11")

UPVC double glazed window to side, large walk-in storage cupboard, radiator, coving to textured ceiling.

Shower Room

Fitted with a three piece suite comprising shower, pedestal wash hand basin and low-level WC, full height tiling to all walls, radiator, access to loft, heated towel rail, uPVC frosted double glazed window to side .

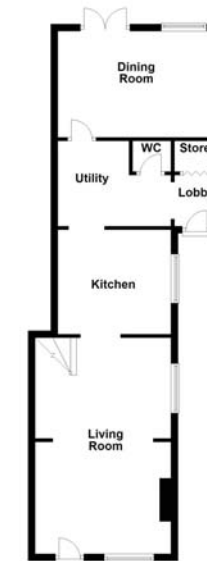
Outside

Front gate leads to pathway and front door. Side gated access to the rear garden which is mainly laid to lawn with mature flower and shrub borders.

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- Call today to arrange your free valuation -

Ground Floor



First Floor



This floorplan has been drawn for illustration purposes only. Prospective purchasers should seek independent confirmation.

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