

Saxon Road, Whittlesey, Peterborough, PE7 1NP.



Lounge



Dining Room



Bedroom



Bedroom



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



Detached, three bedroom family home located in Whittlesey.

Saxon Road, Whittlesey, Peterborough, PE7 1NP.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- DINING ROOM
- ENCLOSED REAR GARDEN
- NO FORWARD CHAIN

**£259,995**



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www.harrisonroseproperty.com

## Ground Floor

### Entrance Hall

Entrance door, single radiator, telephone point, stairs leading to landing, doors to:

### Lounge

4.33m (14'2") x 3.69m (12'1")  
UPVC double glazed window to front, feature electric fireplace, TV point, coving to ceiling, single radiator, open plan to:

### Dining Room

3.35m (11') x 3.15m (10'4")  
UPVC double glazed window to rear, radiator, coving to ceiling, door to:

### Kitchen

3.44m (11'3") max x 2.87m (9'5")  
Fitted with a matching range of base and eye level units with worktop space over, sink unit, space for fridge, washing machine and cooker, built-in storage cupboard, radiator, uPVC double glazed window to rear, door to rear garden.

### 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 double glazed window to side, access to loft, built-in gas boiler cupboard, doors to:

### Bedroom 1

4.30m (14'1") x 3.59m (11'9")  
UPVC double glazed window to front, single radiator.

### Bedroom 2

3.49m (11'5") x 3.14m (10'4")  
UPVC double glazed window to rear, single radiator.

### Bedroom 3

2.85m (9'4") x 2.53m (8'3")  
UPVC double glazed window to front, radiator.

### Shower Room

Fitted with a three piece suite comprising a shower, low level WC and pedestal wash basin, radiator, uPVC frosted double glazed window to rear.

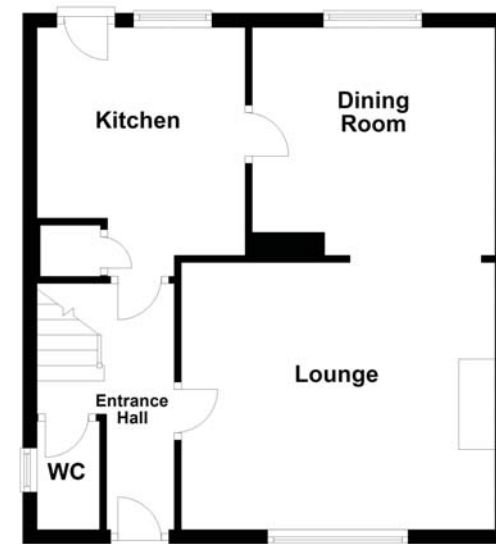
### Outside

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

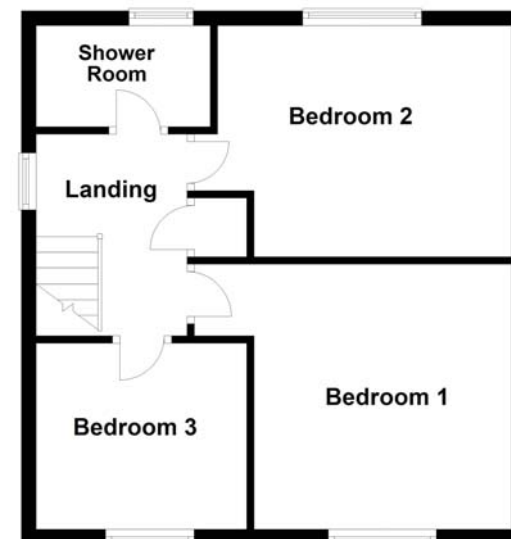
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- Call today to arrange your free valuation -

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 -