

Violet Avenue, Whittlesey, Peterborough, PE7 2FQ



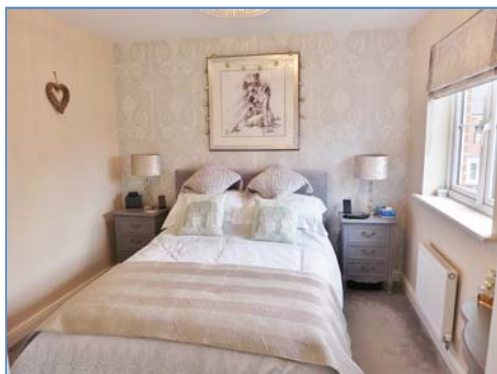
Kitchen



Lounge



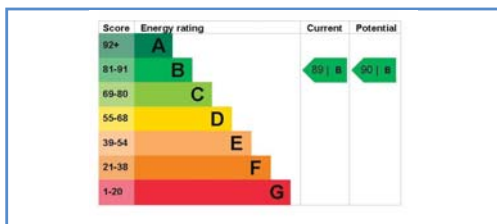
Bathroom



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.

Violet Avenue, Whittlesey, Peterborough, PE7 2FQ

- WELL PRESENTED
- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- GARAGE & OFF ROAD PARKING
- ENCLOSED REAR GARDEN

**£239,995**



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## Ground Floor

### Hall

Entrance door, laminate flooring, radiator, stairs leading to landing, door to:

**Kitchen** 3.18m (10'5") x 2.45m (8'1")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in electric oven, four ring gas hob, built-in fridge, freezer and dishwasher, space for washing machine, uPVC double glazed window to front.

**Open plan Lounge/ Diner** 4.58m (18'4") max x 4.77m (15'8")

Double radiator, laminate flooring, telephone and TV point, uPVC double doors to rear garden.

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, laminate flooring, extractor fan.

## First Floor

### Landing

Access to loft, doors to:

**Bedroom 1** 3.03m (9'11") x 2.82m (9'3")

UPVC double glazed window to rear, radiator, telephone and TV point, built-in wardrobe, door to:

### En-suite

Fitted with a three piece suite comprising a shower enclosure, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan, shaver point, uPVC frosted double glazed window to rear.

**Bedroom 2** 2.99m (9'10") x 2.42m (7'11")

UPVC double glazed window to front, radiator, TV point.

**Bedroom 3** 2.06m (6'9") x 1.96m (6'5")

UPVC double glazed window to front, radiator, built-in storage cupboard.

### Bathroom

Fitted with a three piece suite comprising bath, wash hand basin and low-level WC, tiled splashbacks, uPVC frosted double glazed window to side.

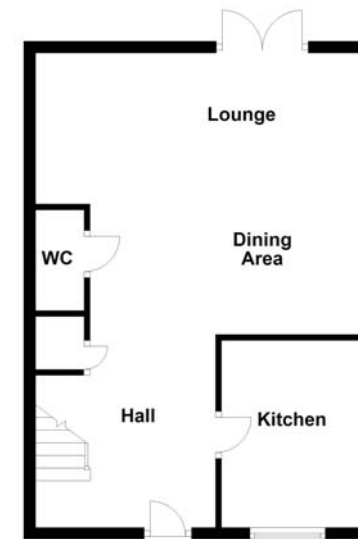
### Outside

The front of the property has a pathway leading to front entrance door, driveway to the side with access to garage via an up and over door. Enclosed rear garden, mainly laid to lawn with a patio area, external door to garage, raised wooden patio area.

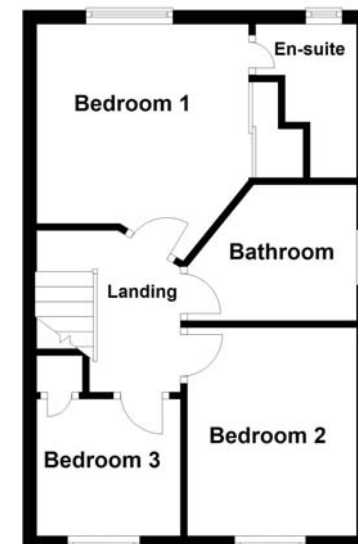
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- Call today to arrange your free valuation -

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 -