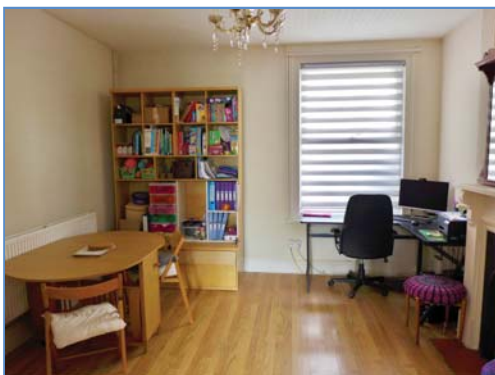


Broad Street, Whittlesey, Peterborough, PE7 1HA.



Lounge



Dining Room



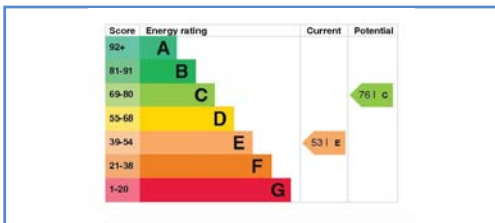
Kitchen



Bedroom



Bathroom



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



Town centre four bedroom family home in Whittlesey.

Broad Street, Whittlesey, Peterborough, PE7 1HA.

OFFERS OVER

**£280,000**

- SEMI-DETACHED FAMILY HOME
- FOUR BEDROOMS
- DINING ROOM
- EN-SUITE
- TOWN CENTRE LOCATION



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

Ref: 1719

www.harrisonroseproperty.com

## Ground Floor

### Hall

Entrance door, stairs leading to landing, tiled quarry flooring, telephone point, radiator, doors to:

**Lounge** 4.27m (14') x 4.23m (13'10") max

UPVC sash window to front, feature bookcase and feature cast iron fireplace, radiator, laminate flooring, TV point, double door to:

**Dining Room** 4.27m (14') x 3.81m (12'6")

Feature cast Iron fireplace, laminate flooring, radiator, uPVC window to rear.

**Kitchen** 3.73m (12'3") x 3.54m (11'7")

Fitted with a matching range of base and eye level units with worktop space over, 1 ½ sink with mixer tap, built-in electric double oven with extractor hood over, space for fridge and dishwasher, Quarry tiled flooring, gas boiler, radiator, uPVC double glazed window to side, door to:

**Utility** 3.21m (10'6") x 2.54m (8'4")

Fitted with matching cupboards with worktop space over, sink with mixer tap, space for freezer and washing machine, tiled flooring, radiator, uPVC double glazed window to side, door to store room with access to power and lighting.

### WC

Fitted with a two piece suite comprising a low level WC and pedestal wash hand basin, radiator, uPVC frosted double glazed window to side.

## First Floor

### Landing

Built in storage cupboard, radiator, access to loft, doors to:

**Bedroom 1** 4.10m (13'6") x 3.52m (11'7")

UPVC sash window to front, fireplace cast Iron fireplace, radiator, walk in wardrobe, door to:

### En-suite

Fitted with three piece suite comprising a double shower enclosure, pedestal wash hand basin and low-level WC, radiator.

**Bedroom 2** 3.86m (12'8") x 2.76m (9'1")

UPVC double glazed window to rear, radiator.

**Bedroom 3** 3.54m (11'7") x 2.86m (9'5")

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

**Bedroom 4** 3.03m (9'11") x 2.27m (7'5")

UPVC sash window to front, radiator.

### Bathroom

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

### Outside

The front of the property is enclosed via a dwarf wall, pathway leading to front entrance door, a mixture of shrubs and bushes. Low maintenance rear garden laid to bark with a patio area which could be used as off road parking with access via the side shared driveway.

Draft details only may be subject to amendment

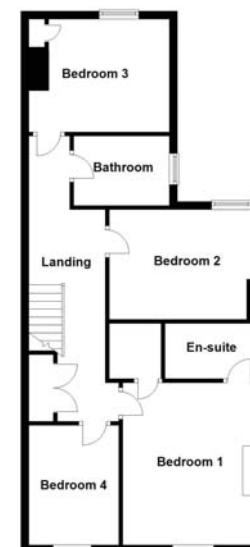
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- Call today to arrange your free valuation -

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 -