

Charles Road, Whittlesey, Peterborough, PE7 2RG.



Kitchen



Lounge



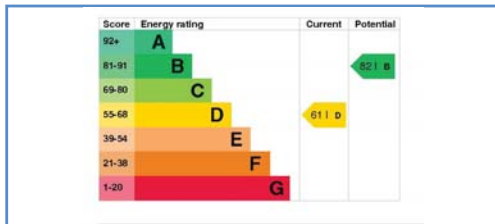
Bedroom One



Bedroom Two



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 three bedroom family home located in Whittlesey.

Charles Road, Whittlesey, Peterborough, PE7 2RG.

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

**£355,000**



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www.harrisonroseproperty.com

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## Ground Floor

### Porch

Entrance door, uPVC double glazed window to front and rear, door to:

### Hall

Built-in storage cupboard, single radiator, stairs leading to radiator, doors to:

**Lounge** 4.06m (13'4") x 3.47m (11'5") max

UPVC double glazed box window to front, feature fireplace, radiator, TV point, coving to ceiling.

**Family Room** 3.12m (10'3") x 2.53m (8'4")

TV point, radiator, coving to ceiling, double doors to rear garden.

**Kitchen** 3.47m (11'5") x 3.12m (10'3")

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, 1+1/2 bowl sink with mixer tap, , built-in electric oven, four ring electric hob with extractor hood over, built-in dishwasher, space for fridge, radiator, coving to ceiling, uPVC double glazed window to rear, open plan to:

**Utility** 2.61m (8'7") x 2.42m (7'11")

Fitted with a matching range of base units with worktop space over, sink with mixer tap, space for fridge and washing machine, radiator, coving to ceiling, uPVC double glazed window to rear, door to:

**Office** 3.20m (10'6") x 2.61m (8'7")

Fitted storage, radiator, coving to ceiling, uPVC double glazed window to front.

### WC

Fitted with a two piece suite comprising, a pedestal wash hand basin and low-level WC, tiled splashbacks.

## First Floor

### Landing

UPVC double glazed window to side, doors to:

**Bedroom 1** 3.43m (11'3") x 3.14m (10'4")

UPVC double glazed window to front, fitted bedroom furniture, radiator, TV point, coving to ceiling, door to:

### En-suite

Fitted with a three piece suite comprising, a shower, pedestal wash hand basin and low-level WC, heated towel rail, extractor fan.

**Bedroom 2** 3.50m (11'6") x 2.82m (9'3")

UPVC double glazed window to rear, coving to ceiling, built-in wardrobe.

**Bedroom 3** 3.18m (10'5") x 2.86m (9'5")

UPVC double glazed window to rear, coving to ceiling.

### Bathroom

Fitted with a three piece suite comprising a bath with shower, heated towel rail, coving to ceiling, heated towel rail, fully tiled walls, built-in storage cupboard, uPVC frosted double glazed window to front.

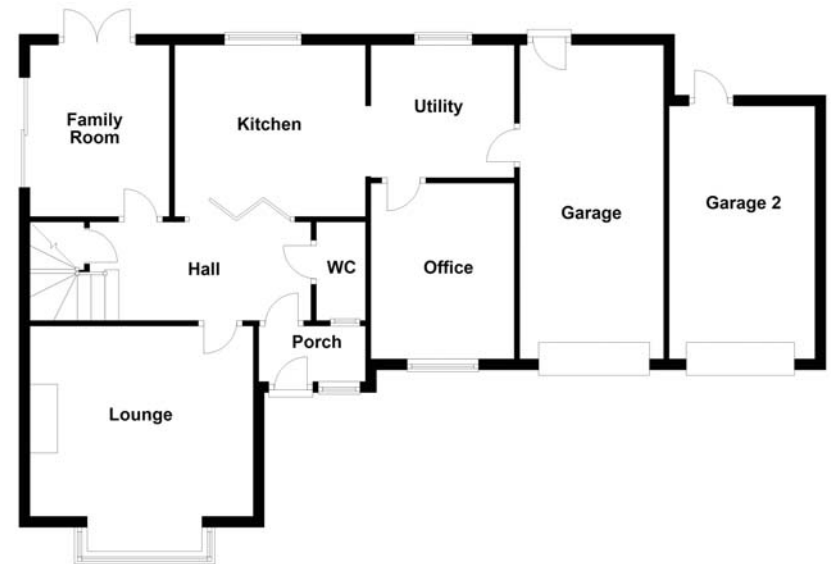
### Outside

The front of the property is mainly laid to paved allowing for ample off road parking leading to double garage with one of the garages currently being used as a utility. Enclosed rear garden, mainly laid to gravel with a patio area, a mixture of shrubs and bushes, external door to garage.

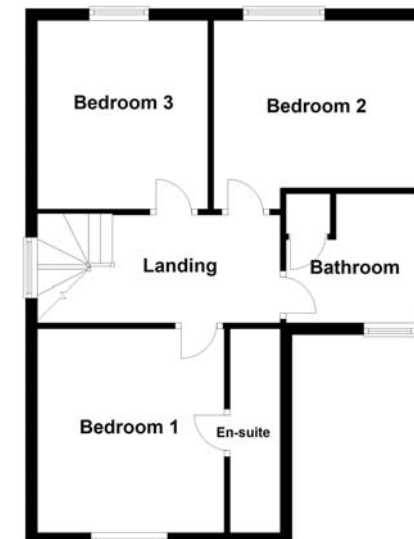
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- Call today to arrange your free valuation -

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 -