

Harrison Rose

Property Management

TO LET



Modern, Two bedroom home with off road parking.

West End, Whittlesey, Peterborough, PE7 1LR

- MODERN TERRACE HOME
- TWO BEDROOMS
- OFF ROAD PARKING
- PRIVATE GARDEN
- AVAILABLE FROM 01/10/2018

£675 pcm



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Ref: L062

www.harrisonroseproperty.com

Harrison Rose Property Management is a trading name of Harrison Day Ltd
Registered in England and Wales company No. 10288086 Registered Office: 26 Venus Way, Peterborough, PE2 8GF



Ground Floor

Kitchen 3.43m (11'3") x 2.87m (9'5")

Entrance door, fitted with a matching range of base and eye level units with worktop space over, 1½ bowl sink unit with single drainer and mixer tap, wall mounted gas heating boiler, space for fridge, built-in electric oven, built-in four ring electric hob with extractor hood over, PVCu double glazed window to front, tiled flooring and door leading to:

Hallway

Staircase to first floor landing, radiator and tiled flooring.

WC/Utility

PVCu frosted double glazed window to side, fitted with two piece suite comprising of a wash hand basin and WC, tiled flooring, space for washing machine and tumble dryer.

Lounge 3.43m (11'3') max x 2.97m (9'9")

TV point, radiator, coving to ceiling and opening to:

Dining Room 3.33m (10'11") x 2.69m (8'10")

Two PVCu double glazed windows to rear, radiator and PVCu double glazed double doors to the rear garden.

First Floor

Landing

Door leading to:

Bedroom 1 4.29m (14'1") max x 3.50m (11'6") max

Two PVCu double glazed windows to rear, radiator, coving to ceiling and access to loft.

Bedroom 2 3.50m (11'6") x 2.97m (9'9")

Two PVCu double glazed windows to front, radiator and coving to ceiling.

Bathroom

Fitted with a three piece suite comprising of a wash hand basin, shower enclosure, WC, full height tiling to all walls, heated towel rail and extractor fan.

Outside

The front of the property is gravelled for low maintenance and provides off road parking.

The rear of the property is paved and enclosed by wooden fencing, the rear garden also has an electrically controlled awning over the decked seating area.

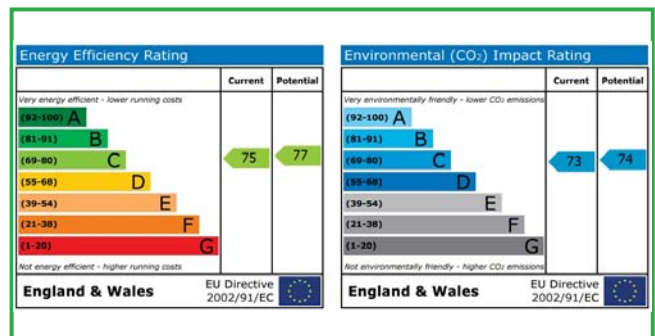
The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- general administration fees
- reference fees (including credit checks, bank, guarantor, etc)
- application fees
- fees for drawing up tenancy agreements
- inventory fees, including check-in and check-out fees
- guarantor arrangement/application fees
- additional occupant fees
- pets disclaimer fees/additional pet deposit

Fees are charged on a per-person, basis and will vary depending on circumstances.

Harrison Rose makes every reasonable effort to ensure the accuracy, measurements and descriptions of Properties, however please be aware of the following limitations:

- Our property details do not constitute part or all of an offer or contract
- Property details, including text, photographs and plans are for guidance only and should not be relied on
- Measurements are for general guidance. It is the tenant's responsibility to satisfy their accuracy.
- Tenants should satisfy their own queries in regards to fixture/fitings and parking facilities.
- Under the money laundering regulations, all prospective tenants will be asked to show identification and source of funds documentation if requested.



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.