

Claygate, Whittlesey, Peterborough, PE7 1QL.



Lounge



Kitchen/Diner



Conservatory



Bedroom



Garden

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
59	60		52	53	

England & Wales EU Directive 2002/91/EC

Energy Performance Certificate

# Harrison Rose

Estate Agents Ltd

## FOR SALE



Detached period thatched cottage located in Whittlesey.

Claygate, Whittlesey, Peterborough, PE7 1QL.

- WELL PRESENTED
- DETACHED THATCHED COTTAGE
- TWO/THREE BEDROOMS
- CONSERVATORY
- GENEROUSLY SIZED GARDEN

**£215,000**



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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.

## Ground Floor

### Entrance Hall

Front entrance door, window to side, single radiator, wooden flooring, door to:

### Kitchen/Diner 4.55m (14'11") x 3.32m (10'11")

Fitted with a matching range of base and eye level units with worktop space over with drawers and cupboards, sink with single drainer and mixer tap, wall mounted gas combination boiler, space for fridge/freezer, dishwasher and cooker, double glazed window to side, wooden flooring with exposed beams to ceiling, double door to:

### Conservatory

Half brick and double glazed construction with polycarbonate roof, windows surround, built-in storage cupboard, double radiator, ceramic minton flooring, space for washing machine and tumble drier, double doors leading to the garden.

### Lounge 3.50m (11'6") x 3.06m (10')

Double glazed window to side, window to rear, open fire with feature cast iron surround, built-in under-stairs storage cupboard, single radiator, wooden flooring, door to converted bedroom.

### Bedroom 1 4.06m (13'4") x 3.57m (11'8")

Double glazed window to rear, double glazed window to front, open fire with feature cast iron surround, double radiator, wooden flooring, TV point.

### Inner Hallway

Window to front, stairs leading to first floor landing.

### Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, vanity unit with cupboard under, WC, tiled splashbacks, heated towel rail, frosted double glazed window to side, ceramic tiled flooring.

### WC

Frosted double glazed window to side, fitted with a two piece suite, comprising a wash hand basin and close coupled WC, single radiator.

## First Floor

### Landing

Airing cupboard, door leading to:

### Bedroom 2 4.04m (13'3") x 3.54m (11'7") Sloping Roof

Double glazed window to side, double radiator, access to loft.

### Bedroom 3 3.06m (10') x 2.54m (8'4")

Double glazed window to side, built-in storage cupboard with hanging space, double radiator.

### Outside

The property is situated in a conservation area. Gated access to the front, stepping stones leading to the front entrance door. The property is surrounded by greenery, mixed plants, trees and bushes. Paved patio area, wooden decking area with a sunken pond leading to a summer house/shed with connected power and lighting. Path leading to the rear of the garden with vegetable patches and a green house.

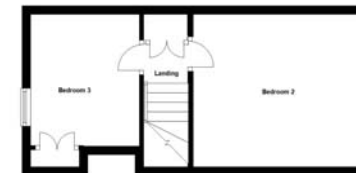
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- Call today to arrange your free valuation -

Ground Floor



First Floor



- To arrange a viewing, please call us 01733 202525 -