

Falcon Lane, Whittlesey, Peterborough, PE7 1BJ.



Lounge



Kitchen



Bedroom One



Annex Rear Aspect



Annex Internal Image

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
Not energy efficient - lower running costs (1-21) F			Not environmentally friendly - lower CO ₂ emissions (105-100) A		
(22-25) E			(95-92) B		
(26-27) D			(91-88) C		
(28-30) C			(85-82) D		
(31-34) B			(81-67) E		
(35-38) A			(71-55) F		
(39-42) G			(45-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
73			35		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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



Four bedroom terraced period property located in Whittlesey
Falcon Lane, Whittlesey, Peterborough, PE7 1BJ.

- CHARACTER PERIOD PROPERTY
- THREE STORY HOUSE
- FOUR BEDROOMS
- CONVERTED ANNEX & GARAGE
- NO FORWARD CHAIN

£277,500



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Ref: 1008

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Ground Floor

Entrance Hall

Under stair storage cupboard, stairs leading to first floor, door to:

Lounge 4.26m (14') x 3.89m (12'9") max

UPVC double glazed window to side, uPVC double glazed window to front, feature open fireplace, two single radiators, TV point, coving to ceiling.

Dining Room 3.97m (13') max x 4.50m (14'9")

UPVC double glazed window to front, circular window to front, storage cupboard, single radiator, coving to ceiling, uPVC double glazed patio doors leading to the garden, door to:

Kitchen 4.93m (16'2") x 1.74m (5'8")

Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers with mixer tap, belfast sink, space for dishwasher and cooker, window to rear, uPVC double glazed window to rear, double radiator, tiled flooring, tiled splashbacks, coving to ceiling, side door leading to the garden, open plan to:

Lobby

Gas boiler, storage cupboard, door leading to:

Shower Room

Fitted with a three piece suite comprising a shower cubicle, wall mounted wash hand basin, WC tiled splashbacks, frosted window to rear, single radiator, tiled flooring.

First Floor

Landing

UPVC double glazed window to front, door to bed one and open plan to the inner hallway.

Bedroom 1 4.35m (14'3") x 3.94m (12'11")

UPVC double glazed window to side, uPVC double glazed window to front, single radiator, wooden flooring.

Inner Hallway

UPVC double glazed window to front, storage cupboard, door to:

Bedroom 4 3.06m (10') x 2.59m (8'6") max

UPVC double glazed window to side, single radiator.

Bathroom

Fitted with a three piece suite comprising a bath with shower over and glass screen, pedestal wash hand basin, WC, tiled surround, uPVC frosted double glazed window to front, double radiator.

Second Floor

Landing

UPVC double glazed window to front, second floor stairs, door to:

Bedroom 2 4.29m (14'1") x 3.45m (11'4")

UPVC double glazed window to side, uPVC double glazed window to front, built-in storage cupboard, single radiator, wooden flooring.

Bedroom 3 3.81m (12'6") x 3.01m (9'11")

UPVC double glazed window to front, single radiator.

Outside

The front of the property is a public path leading to the front entrance door. The rear of the property is a paved patio which leads to a car port and extended garage which is situated under the annex. The garage consists of an up and over door, access to car port via double barn doors. Access to generous sized courtyard.

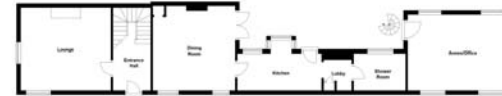
Annex/Office 3.56m (11'8") x 5.00m (16'5")

Extended externally via spiral stair case which leads to the annex/office, comprising two windows to front, two windows to rear, laminate flooring, exposed feature beams.

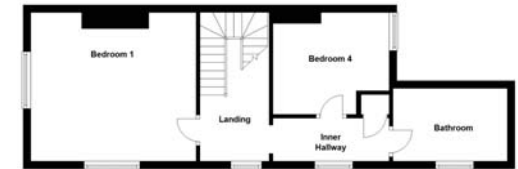
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- Call today to arrange your free valuation -

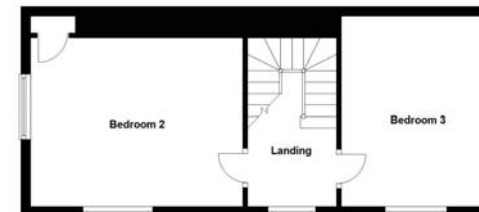
Ground Floor



First Floor



Second Floor



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