

East Delph, Whittlesey, Peterborough, PE7 1RH.



Kitchen/Dining Room



Lounge



Snug



Bedroom One



Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
<p>Energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>			<p>Very environmentally friendly - lower CO₂ emissions</p> <p>100-109 A</p> <p>80-100 B</p> <p>60-79 C</p> <p>40-59 D</p> <p>20-39 E</p> <p>1-19 F</p> <p>0-19 G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>		
	58	86	49	83	
<p>England & Wales EU Directive 2002/91/EC</p>			<p>England & Wales EU Directive 2002/91/EC</p>		

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 location, detached home located in Whittlesey.
East Delph, Whittlesey, Peterborough, PE7 1RH.

- TOWN CENTRE LOCATION
- DETACHED FAMILY HOME
- THREE BEDROOMS
- UTILITY AREA & STORE ROOM
- GARAGE & OFF ROAD PARKING

£279,995



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Ground Floor

Entrance Porch

UPVC double glazed double front entrance doors, uPVC double glazed windows surround, tiled flooring, power and light connected, double doors leading to:

Kitchen/Dining Room 5.98m (19'7") max x 4.42m (14'6") max

Fitted with a matching range of base units and cupboards with drawers, 1+1/2 bowl stainless steel sink with mixer tap, space for fridge/freezer, dishwasher and washing machine, built-in electric double oven, four ring gas hob, uPVC double glazed window to side, uPVC double glazed window to front, tiled under floor heating, ceiling lights, door leading to the hallway, open plan to:

Snug 3.79m (12'5") x 3.69m (12'1")

Open plan from the kitchen with a window to the rear.

Hall

Under floor heating, telephone point, stairs leading to the first floor landing, door to leading to:

Lounge 4.50m (14'9") x 8.61m (28'3")

Two uPVC double glazed windows to side, laminate flooring, TV point, ceiling lights, feature cast iron multifuel burner, double door, uPVC double glazed doors leading to the rear, door to:

Utility Area 2.67m (8'9") x 1.42m (4'8")

Belfast sink, space for washing machine, gas boiler.

Wet Room

Fitted with a three piece suite comprising a shower area, pedestal wash hand basin, WC, tiled splashbacks, extractor fan, uPVC frosted double glazed window to side, single radiator.

First Floor

Landing

UPVC double glazed window to side, access to loft.

Bedroom 1 4.50m (14'9") max x 3.66m (12')

UPVC double glazed window to front, double radiator.

Bedroom 2 3.86m (12'8") x 3.68m (12')

UPVC double glazed window to front, single radiator.

Bedroom 3 3.31m (10'11") x 2.19m (7'2")

UPVC double glazed window to side, single radiator, TV point.

Shower Room

To be completed, the shower room is to include a three piece suite with a heated towel rail.

Outside

The front of the property is laid to gravel with mixed plants and trees. Enclosed rear garden with a garage and store room, paved area with greenery to the side.

Garage 5.18m (17') x 3.91m (12'10")

Power and light connected.

Store Room 5.18m (17') x 2.64m (8'8")

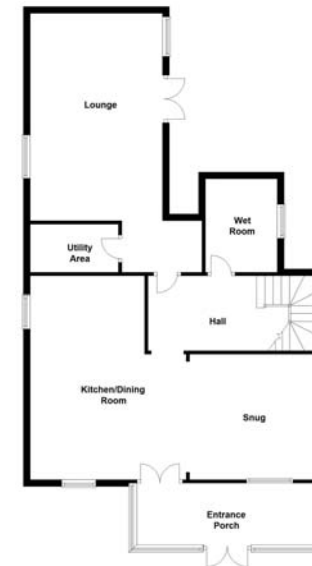
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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