

Cemetery Road, Whittlesey, Peterborough, PE7 1ET.



Lounge/Dining Area



Kitchen



Conservatory



Bedroom One



Garage & Parking

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (93-100)			A (93-100)		
B (81-92)			B (81-92)		
C (69-80)			C (69-80)		78
D (55-68)			D (55-68)		
E (39-54)			E (39-54)		
F (21-38)			F (21-38)		50
G (1-20)			G (1-20)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
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



Well presented detached three bedroom home in Whittlesey Cemetery Road, Whittlesey, Peterborough, PE7 1ET.

- DETACHED HOME
- THREE BEDROOMS
- CONSERVATORY
- GARAGE & OFF ROAD PARKING
- NO FORWARD CHAIN

£215,000



T: 01733 202525 | info@harrisonroseproperty.com | F: 01733 202962

Ref: 1061

www.harrisonroseproperty.com

Ground Floor

Hall

Front entrance door, single radiator, stairs leading to the first floor landing, door to:

WC

UPVC frosted double glazed window to side, comprising a wash hand basin, WC, tiled splashbacks, single radiator.

Lounge/Dining Area 6.71m (22') max x 3.25m (10'8") max

UPVC double glazed box window to front, gas fireplace, two single radiators, TV point, dado rail, coving to textured ceiling, the dining area comprises of sliding doors leading to the rear.

Kitchen 2.92m (9'7") x 2.57m (8'6")

Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers, 1+1/2 bowl sink with mixer tap, space for fridge, dishwasher and washing machine, built-in electric oven, four ring gas hob with extractor hood, uPVC double glazed window to rear, single radiator, tiled flooring, coving to textured ceiling, gas boiler, door to:

Conservatory 2.90m (9'6") x 2.21m (7'3")

UPVC double glazed windows surround, half bricked, tiled flooring, uPVC double glazed double door leading to the garden

First Floor

Landing

UPVC double glazed window to side, coving to textured ceiling, access to loft, built in storage cupboard, door to:

Bedroom 1 3.39m (11'1") max x 3.09m (10'2")

UPVC double glazed window to rear, single radiator, coving to textured ceiling, built in sliding door wardrobes.

Bedroom 2 3.20m (10'6") max x 3.30m (10'10") max

UPVC double glazed window to front, single radiator, coving to textured ceiling.

Bedroom 3 2.31m (7'7") max x 2.74m (9') max

UPVC double glazed window to front, single radiator, coving to textured ceiling, built in sliding door wardrobe.

Bathroom

Fitted with a three piece suite, comprising a bath with a shower with over and a screen, pedestal wash hand basin, WC, tiled splashbacks, extractor fan, shaver point, uPVC frosted double glazed window to rear, single radiator, coving to ceiling.

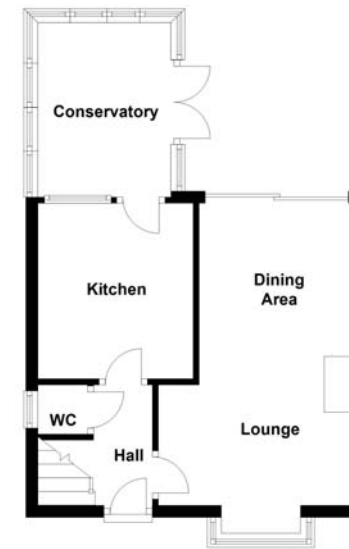
Outside

The front of the property is laid to lawn with mixed bushes and plants, path leading to the front entrance door, off road parking and access to the garage, gate leading to the rear. Enclosed rear garden, mainly laid to patio with a gravelled area, external side door to the garage.

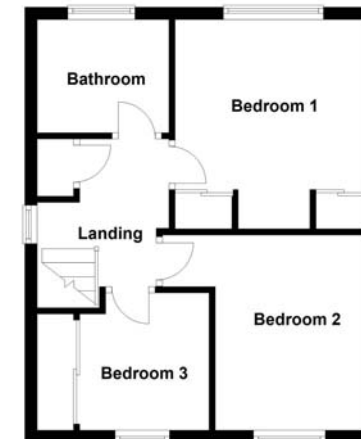
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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