

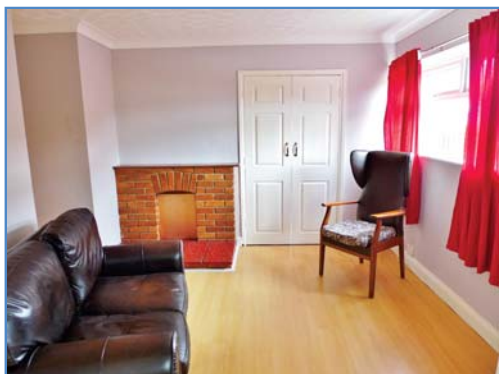
Eastrea Road, Whittlesey, Peterborough, PE7 1SG.



Kitchen



Lounge



Dining Room



Rear Courtyard



Further Courtyard & Garage

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 (92-100)			A (100-120)		
B (81-91)			B (90-100)		79
C (69-80)			C (80-90)		
D (55-68)			D (70-80)		
E (39-54)			E (55-70)	52	
F (21-38)	59		F (45-55)		
G (1-20)			G (35-45)		

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



Detached two bedroom bungalow located in Whittlesey.

Eastrea Road, Whittlesey, Peterborough, PE7 1SG.

- DETACHED BUNGALOW
- TWO BEDROOMS
- DINING ROOM
- NO FORWARD CHAIN
- GARAGE & OFF ROAD PARKING

£198,000



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www.harrisonroseproperty.com

Ground Floor

Front entrance door leading to:

Hall

Single radiator, coving to textured ceiling, access to loft, built in cupboard with a gas boiler, door leading to:

Dining Room 3.50m (11'6") x 3.15m (10'4")

UPVC double glazed window to side, double radiator, telephone point, TV point, coving to textured ceiling, fireplace, folding doors leading to the kitchen and further double doors leading to the lounge.

Lounge 4.22m (13'10") x 3.60m (11'10") max

Double glazed window to front, double radiator, TV point, coving to textured ceiling.

Kitchen 4.80m (15'9") max x 3.91m (12'10") max

Fitted with a matching range of base and eye level units with worktop space over cupboards and drawers, sink with a mixer tap, tiled surround, space for fridge/freezer, washing machine and cooker, double glazed window to side, single radiator, tiled flooring, double doors leading to the garden.

Bedroom 1 3.78m (12'5") x 2.97m (9'9")

Double glazed window to front, coving to textured ceiling, single radiator.

Bedroom 2 3.36m (11') x 2.74m (9')

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

Bathroom

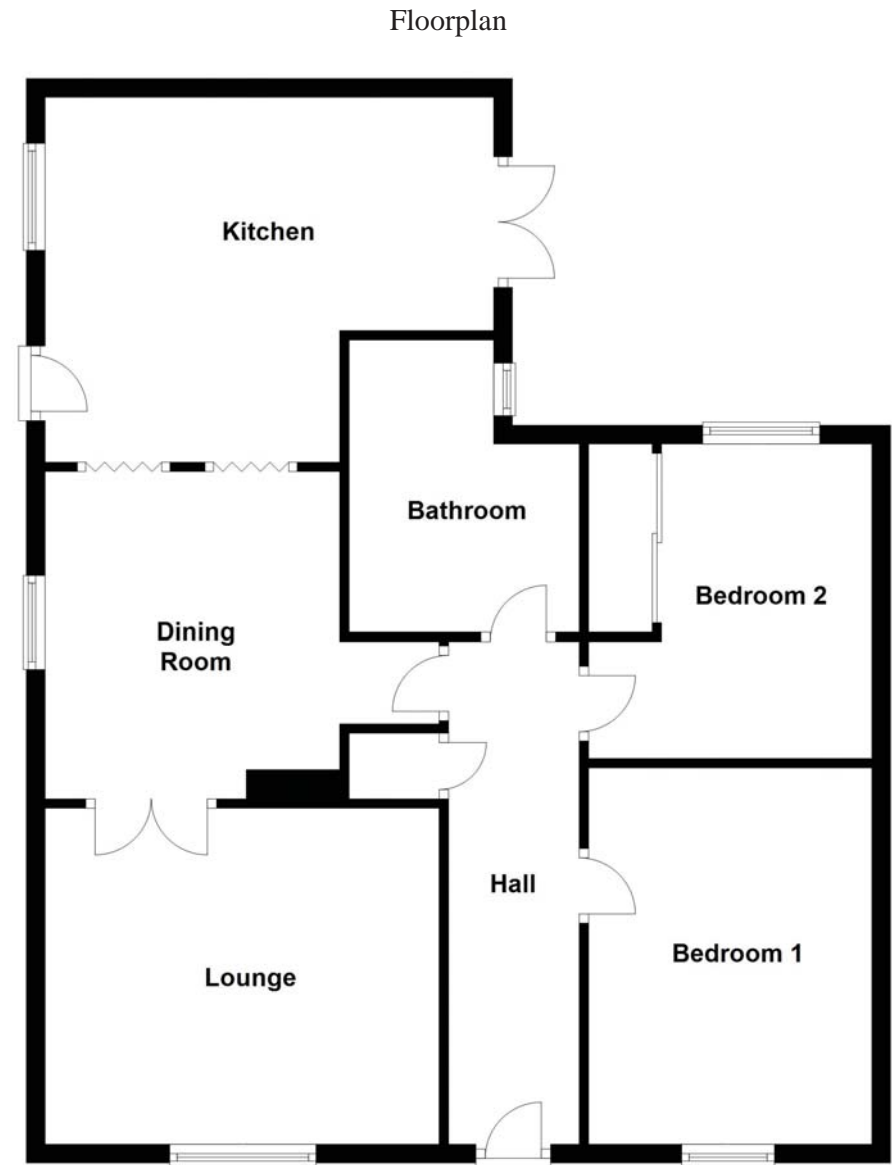
Fitted with a four piece suite, comprising a bath and shower cubicle, wash hand basin with storage under, WC, tiled surround, shaver point, uPVC frosted double glazed window to side, double radiator, artexed ceiling.

Outside

The front of the property is enclosed by a dwarf bricked wall, mainly laid to gravel with paved paths leading to the front entrance door. Low maintenance paved rear courtyard with access to the side of the property where the driveway and garage is located.

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- Call today to arrange your free valuation -



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