

# Harrison Rose

Property Management

## TO LET



Presenting a three bedroom home located in Whittlesey.

**Dandelion Drive, Whittlesey, Peterborough, PE7 2FQ.**

- NEW BUILD HOME
- THREE BEDROOMS
- KITCHEN/DINER
- GARAGE & OFF ROAD PARKING
- AVAILABLE NOW

**£795 pcm**



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Ref: L114

[www.harrisonroseproperty.com](http://www.harrisonroseproperty.com)

Harrison Rose Property Management is a trading name of Harrison Day Ltd  
Registered in England and Wales company No. 10288086 Registered Office: 26 Venus Way, Peterborough, PE2 8GF



**Available: Now**

**Deposit: £895**

### **Ground Floor**

#### **Hall**

Entrance door, door leading to:

#### **Lounge**

UPVC double glazed Window to front, single radiator, wall lights, uPVC double glazed patio doors leading to the garden.

#### **Kitchen/Diner**

Fitted with a matching range of base and eye level units with cupboards and drawers, sink and mixer tap, cooker, window to front, uPVC double glazed patio doors leading to garden.

### **First Floor**

#### **Landing**

Door leading to:

#### **Bedroom One**

UPVC double glazed Window, single radiator, double door leading to:

#### **En-suite**

Three piece suite comprising a low level WC, enclosed shower, pedestal wash hand basin, tiled splash backs, heated towel rail, laminate flooring.

#### **Bedroom Two**

UPVC double glazed Window to front, single radiator.

#### **Bedroom Three**

UPVC double glazed Window, single radiator.

#### **Bathroom**

Three piece suite, comprising a low level WC, bath with a shower over, pedestal hand basin, tiled splashbacks, heated hand rail, laminate flooring.

#### **Outside**

The front of the property has a driveway, allowing for off road parking, lawn laid to front, access to the garage and side gate. The rear is mainly laid to lawn with a patio area.

The asking rent does not include letting fees. Depending on your circumstances and the property you select, Harrison Rose may also apply the following upfront fees:

- general administration fees
- reference fees (including credit checks, bank, guarantor, etc)
- application fees
- fees for drawing up tenancy agreements
- inventory fees, including check-in and check-out fees
- guarantor arrangement/application fees
- additional occupant fees
- pets disclaimer fees/additional pet deposit

Fees are charged on a per-person, basis and will vary depending on circumstances.

Harrison Rose makes every reasonable effort to ensure the accuracy, measurements and descriptions of Properties, however please be aware of the following limitations:

- Our property details do not constitute part or all of an offer or contract
- Property details, including text, photographs and plans are for guidance only and should not be relied on
- Measurements are for general guidance. It is the tenant's responsibility to satisfy their accuracy.
- Tenants should satisfy their own queries in regards to fixture/fitings and parking facilities.
- Under the money laundering regulations, all prospective tenants will be asked to show identification and source of funds documentation if requested.

**Energy Performance Certificate  
To Follow**

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.