

Cemetery Road, Whittlesey, Peterborough, PE7 1SF.



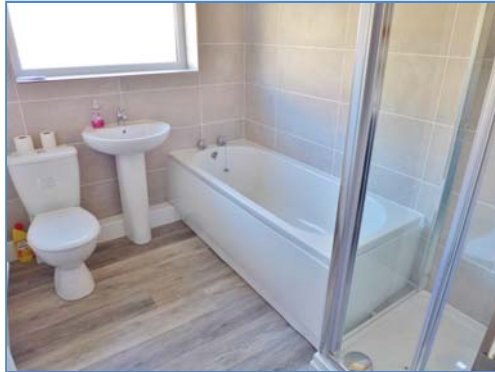
Kitchen/ Diner



Lounge



Bedroom



Bathroom



Garden

| Energy Efficiency Rating |         |           | Environmental (CO <sub>2</sub> ) Impact Rating                  |         |           |
|--------------------------|---------|-----------|---|---------|-----------|
|                          | Current | Potential |   | Current | Potential |
| 92-100 (A)               |         | 82        | Very environmentally friendly - lower CO <sub>2</sub> emissions |         | 79        |
| 81-91 (B)                |         |           | Environmentally friendly - lower CO <sub>2</sub> emissions      |         |           |
| 69-80 (C)                |         |           | Decent - lower CO <sub>2</sub> emissions                        |         |           |
| 55-68 (D)                |         |           | Not very energy efficient - higher CO <sub>2</sub> emissions    | 63      |           |
| 39-54 (E)                |         |           | Not energy efficient - higher CO <sub>2</sub> emissions         |         |           |
| 21-38 (F)                |         |           |   |         |           |
| 1-20 (G)                 |         |           |   |         |           |

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



Newly Refurbished three bedroom bungalow in Whittlesey.

Cemetery Road, Whittlesey, Peterborough, PE7 1SF.

- NEWLY REFURBISHED
- THREE BEDROOMS
- CONSERVATORY
- GARAGE & OFF ROAD PARKING
- ENCLOSED GARDEN

**£265,000**



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Ref: 1171

www.harrisonroseproperty.com

## Ground Floor

### Porch

Entrance door to porch, door leading to hall.

### Hall

Single radiator, doors leading to:

**Lounge** 4.21m (13'10") x 3.66m (12') max

UPVC double glazed window to front, gas fireplace, single radiator, telephone and TV point, door leading to:

**Kitchen/Diner** 5.56m (18'3") x 2.56m (8'5")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in dishwasher, built-in electric double oven, four ring gas hob, extractor fan over uPVC double glazed window to side, single radiator, TV point, concealed gas boiler, double door to:

**Conservatory** 5.18m (17') x 2.53m (8'3")

Surround windows to rear, single radiator, TV point, sliding door leading to enclosed garden.

**Bedroom 1** 3.61m (11'10") x 3.63m (11'11")

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

**Bedroom 2** 3.63m (11'11") max x 3.63m (11'11") max

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

**Bedroom 3** 3.25m (10'8") x 2.72m (8'11")

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

### Bathroom

Fitted with a four piece suite comprising, a bath, shower enclosure, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail, shaver point, uPVC frosted double glazed window to side.

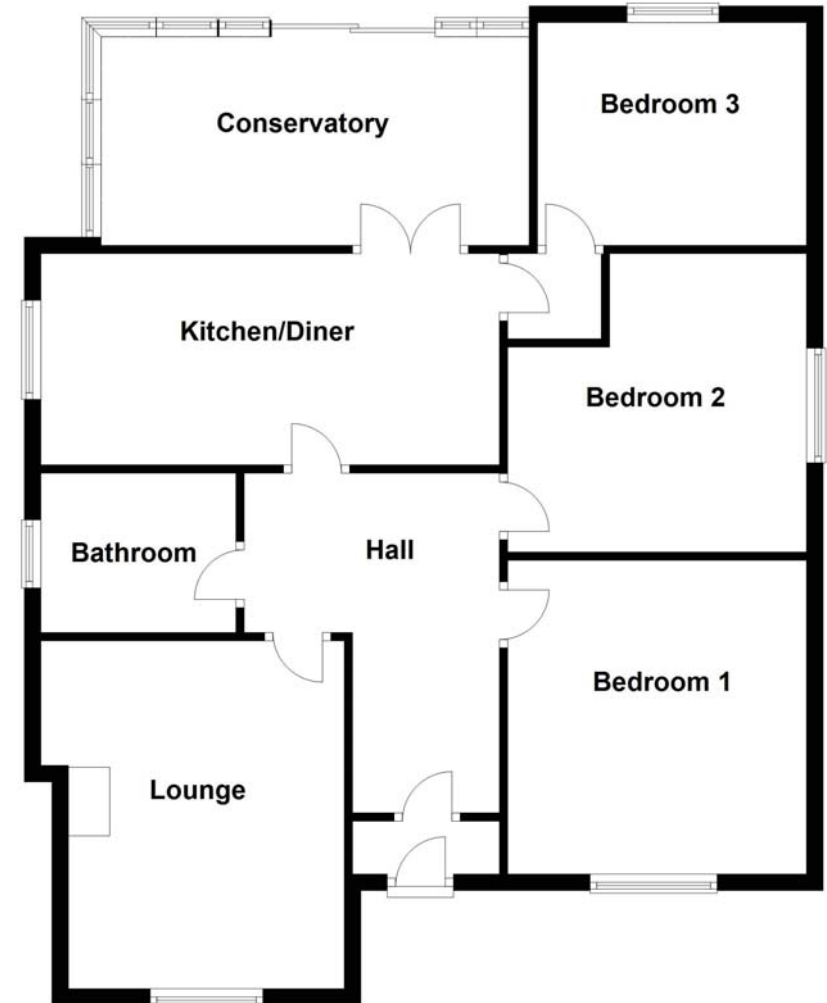
### Outside

The front of the property offers a gravelled driveway with lawn to side, comprising shrubs and bushes, paved path leading to the front entrance door, side gate and secondary side access leading to the garage. Enclosed rear garden, mainly laid to lawn with a patio area.

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- Call today to arrange your free valuation -

Floorplan



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