

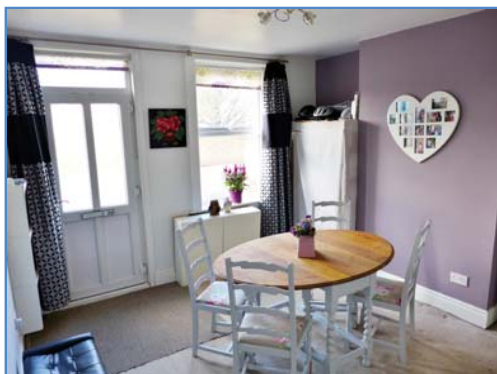
Orchard Street, Whittlesey, Peterborough, PE7 1QJ.



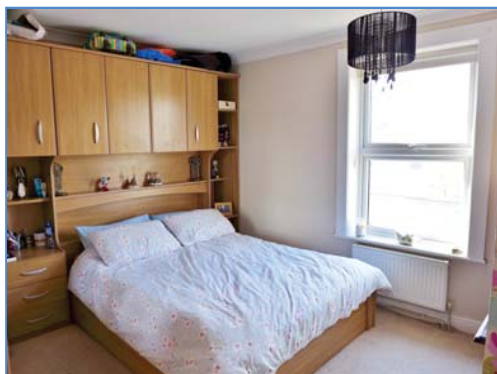
Kitchen



Lounge/Diner



Family Room



Bedroom One



Garden

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 (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)			E (39-54)	54	54
F (21-38)			F (21-38)		
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



End -terrace three bedroom family home in Whittlesey.

Orchard Street, Whittlesey, Peterborough, PE7 1QJ.

- END-TERRACE HOME
- LOUNGE/DINER
- THREE BEDROOMS
- OFF ROAD PARKING
- BARN FOR CONVERSION

£200,000



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

Ref: 1172

www.harrisonroseproperty.com

Ground Floor

Family Room 3.64m (11'11") max x 3.48m (11'5")

Entrance door, uPVC double glazed window to front, single radiator, TV point, open plan to stairs leading to landing.

Kitchen 3.48m (11'5") x 3.48m (11'11")

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with mixer tap, built-in electric oven and four ring electric hob with extractor hood, space for fridge, freezer and washing machine, laminate flooring, ceiling lights, uPVC double glazed window to side, door to:

Lounge/Diner 5.87m (19'3") x 4.00m (13'1")

UPVC double glazed window to front and to rear, two single radiators, laminate flooring, TV point, double doors leading to enclosed garden.

First Floor

Landing

Doors leading to:

Bedroom 1 3.63m (11'11") max x 3.45m (11'4")

Feature fireplace, uPVC double glazed window to front, single radiator.

Bedroom 2 4.46m (14'8") x 3.96m (13')

UPVC double glazed windows to front and rear, single radiator.

Bedroom 3 3.15m (10'4") x 2.62m (8'7")

UPVC double glazed window to rear, single radiator.

Bathroom

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

Outside

The front of the property offers a gravelled driveway with a block path leading to the front entrance door. Enclosed rear garden, mainly laid to lawn with a patio area and shrubs and bushes to the rear. The property benefits from a two storey barn to the rear of the property with planning permission granted to change into residential/ possible business use, full refurbishment is required - please call office for further details.

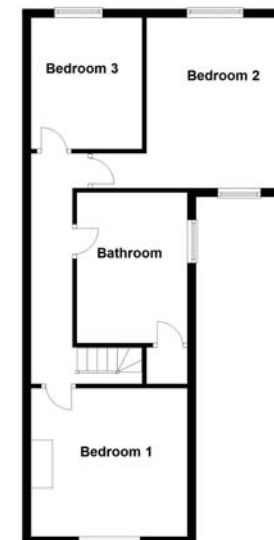
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- Call today to arrange your free valuation -

Ground Floor



First Floor



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