

**Poles House, Whittlesey, Peterborough, PE7 1DB**



**Kitchen**



**Lounge**



**Bedroom/ Dining Room**



**Bedroom Two**



**Shower Room**

Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
Current	Potential		Current	Potential	
		73			54
		33			21

**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



Presenting a two bedroom ground floor flat in Whittlesey.

**Poles House, Whittlesey, Peterborough, PE7 1DB**

- IDEAL FIRST TIME BUY/ INVESTMENT
- TWO BEDROOMS
- GROUND FLOOR FLAT
- OFF ROAD PARKING
- NO FORWARD CHAIN

**£99,995**



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## Ground Floor

### Hall

Entrance door, single radiator, door to:

**Lounge/Diner** 4.87m (16')max x 5.05m (16'7") max

UPVC double glazed window to rear, single radiator, TV point, coving to textured ceiling, walk through to airing cupboard from lounge leading to the shower room. door to:

**Kitchen** 2.94m (9'8") x 1.82m (6')

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, built-in electric oven with four ring electric hob, extractor hood over, space for washing machine, all white equipment included, uPVC double glazed window to side.

### Shower Room

Re-fitted with a three piece suite comprising, a shower enclosure, vanity wash hand basin with vanity unit and low-level WC, tiled surround, single radiator, uPVC frosted double glazed window to side

**Bedroom 1** 5.03m (16'6") x 2.77m (9'1")

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

**Bedroom 2** 3.89m (12'9") x 2.79m (9'2")

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

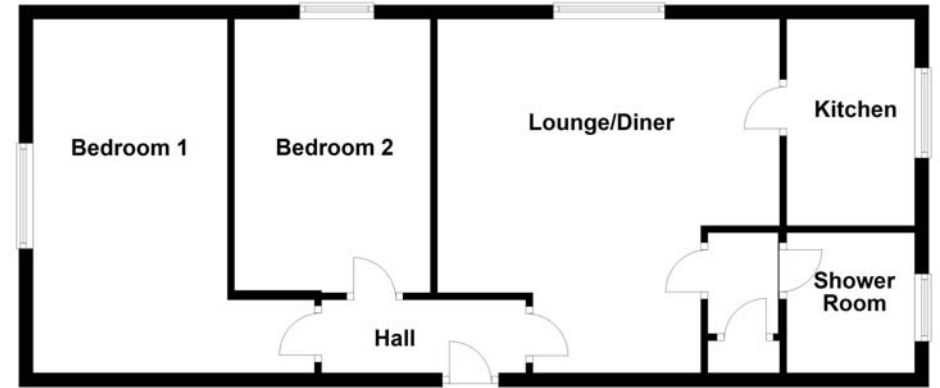
### Outside

Off road parking available in a communal car park, entrance door leading into the building.

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- Call today to arrange your free valuation -

Floorplan



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