

High Causeway, Whittlesey, Peterborough, PE7 1AE.



Kitchen/reception room



Flat Kitchen



Bedroom One



Bedroom Three



Rear Aspect

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
41	56	36	43

Energy Performance Certificate

Harrison Rose

Estate Agents Ltd

FOR SALE



Business Opportunity, three bedroom flat.

High Causeway, Whittlesey, Peterborough, PE7 1AE.

- TOWN CENTRE LOCATION
- THREE BEDROOM FLAT
- GROUND FLOOR SHOP
- INVESTMENT OPPORTUNITY
- OFF ROAD PARKING

£355,000



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

Ref: 0748

www.harrisonroseproperty.com

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.

Ground Floor

Retail Room 1 3.30m (10'0") x 4.22m (13'10")

Entrance door & window to front, Coving to Artex Ceiling, Archway & Opening to Retail Room 2:

Retail Room 2 3.03m (9'10") x 4.22m (13'10")

Window to front, Coving to artex ceiling, Telephone point, Archway to retail room 3:

Retail Room 3 3.07m (10'1") x 2.41m (7'11")

UPVC Window & door to rear, Coving to artex ceiling, door leading to stairs, opening to:

Stock / Dressing Room 3.61m (11'10") x 4.22m (13'9")

Built in under stairs Storage cupboard

Hall

Rear UPVC Entrance Door, Access door to staircase, door to Kitchen / reception room:

Kitchen / Reception Room 3.07m (10'1") x 2.41m (7'11")

UPVC Window to side, coving to artex ceiling, fitted with a circular sink unit and a range of base units, space for Fridge, door to:

WC

Fitted with pedestal wash hand basin and WC, door to:

Reception Room 2.97m (9'9") x 2.47m (8'1")

UPVc Window to side, coving to artex ceiling.

First Floor

Hall

Airing Cupboard, Doors to:

Bedroom 2 4.22m (13'10") x 3.05m (10')

UPVC Window to front, coving to artex ceiling, telephone point, archway opening to:

Lounge 4.22m (13'10") x 3.00m (9'10")

UPVC Window to front, coving to artex ceiling.

Bedroom 1 4.19m (13'9") x 3.61m (11'10")

Window to rear, radiator, TV point, coving to artex ceiling.

Bathroom

Fitted with three piece suite comprising panelled bath with shower attachment, pedestal wash hand basin and WC, extractor fan.

Kitchen 3.86m (12'8") x 2.82m (9'3")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, space for fridge, washing machine and cooker, UPVC window to side, coving to artex ceiling.

Bedroom 3 2.97m (9'9") x 1.93m (6'4")

Coving to Artex Ceiling, Telephone Point, UPVC Window to side.

Outside

Front:

To the front of the shop unit is a pedestrian walkway with side access to property.

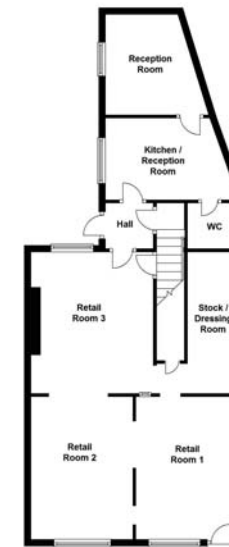
Rear:

Courtyard garden with, 1 Allocated Parking space.

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.

- Call today to arrange your free valuation -

Ground Floor



First Floor



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