

Syers Lane, Whittlesey, Peterborough, PE7 1AT.



Kitchen/Breakfast Room



Lounge



Dining Room



Bedroom One



Garden

Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<small>Not energy efficient - higher running costs</small>			
<small>More energy efficient - lower running costs</small>			
<small>Very environmentally friendly - lower CO₂ emissions</small>			
<small>Not environmentally friendly - higher CO₂ emissions</small>			
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Energy Performance Certificate

Harrison Rose

Estate Agents Ltd

FOR SALE



Generous sized three story home in a town centre location.

Syers Lane, Whittlesey, Peterborough, PE7 1AT.

- TOWN CENTRE LOCATION
- THREE STORY
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- NO FORWARD CHAIN

£240,000



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Ref: 1047

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

Lounge 4.82m (15'10") x 4.47m (14'8") max

Double glazed bay window to front, single radiator, laminate flooring, TV point, open plan entry to the hall.

Hall

Stairs leading to the first floor landing, open plan to the dining room and kitchen.

Dining Room 3.66m (12') x 3.57m (11'9")

Tiled under floor heating, uPVC double glazed double doors to garden.

Kitchen/Breakfast Room 5.74m (18'10") x 3.35m (11')

Fitted with a matching range of base and eye level units with worktop space over cupboards with drawers, stainless steel sink with mixer tap, space for fridge/freezer and cooker, hob with extractor hood over, tiled under floor heating, TV point, open plan, door to:

Utility Room 3.35m (11') x 1.25m (4'1")

Base units with worktop space, stainless steel sink, space for washing machine and tumble dryer, window to rear, single radiator, tiled flooring, door leading to the garden and door leading to the WC.

WC

Fitted with a frosted window to the side, WC.

First Floor

Hall

Storage cupboard, stairs leading to the second floor and door leading to:

Bedroom 1 4.43m (14'6") x 4.16m (13'8")

Two double glazed windows to front, single radiator.

Bedroom 2 3.36m (11') x 3.01m (9'11")

Double glazed window to side, single radiator.

Bedroom 3 3.68m (12'1") x 2.17m (7'1")

Double glazed window to rear, single radiator.

Bathroom

Fitted with a four piece suite, comprising a bath, shower enclosure, wash hand basin, WC, tiled surround, frosted double glazed window to side, ceiling lights.

Second Floor

Bedroom 4 5.88m (19'3") max x 3.55m (11'8") max

Two windows to side, single radiator.

Outside

The front of the property allows for access via the front door or side path leading to secondary door access. Generous enclosed rear garden, patio and decking area, following down to the lawn, comprising mixed plants and trees, outside lighting and garden tap.

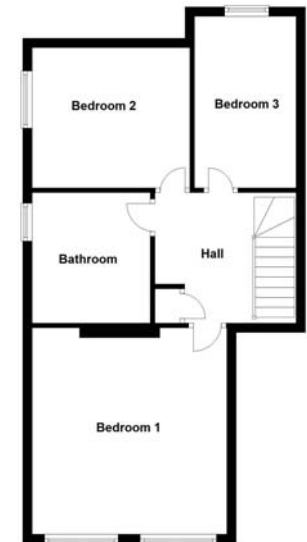
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- Call today to arrange your free valuation -

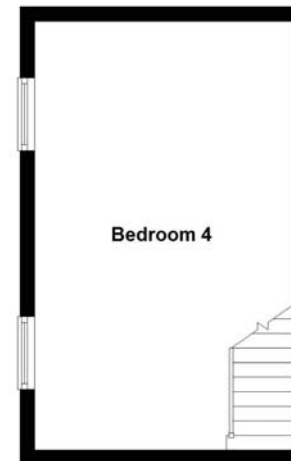
Ground Floor



First Floor



Second Floor



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