

Chestnut Crescent, Whittlesey, Peterborough, PE7 1TW.



Lounge/Dining Area



Kitchen



Bedroom One



Bedroom Two



Rear Aspect

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Current	Potential		Current	Potential	
Best energy efficient - lower running costs 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G Not energy efficient - higher running costs			Very environmentally friendly - lower CO ₂ emissions 100-109 A 89-100 B 78-88 C 67-77 D 56-66 E 45-55 F 34-44 G Not environmentally friendly - higher CO ₂ emissions		
	54	85		47	83
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



Semi-detached three bedroom home located in Whittlesey.

Chestnut Crescent, Whittlesey, Peterborough, PE7 1TW.

- SEMI-DETACHED HOME
- LOUNGE/DINING AREA
- THREE BEDROOMS
- AMPLE OFF ROAD PARKING
- NO FORWARD CHAIN

£175,000



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Ground Floor

Hallway

Front entrance door, uPVC double glazed window to side, single radiator, coving to textured ceiling, stairs leading to the first floor landing, door to:

Lounge/Dining Area 6.80m (22'4") max x 3.74m (12'3") max

UPVC double glazed window to front, double radiator, telephone point, TV point, coving to textured ceiling, gas fireplace, sliding doors leading to the rear garden, door to:

Kitchen 2.88m (9'5") x 2.72m (8'11") max

Fitted with a matching range of base and eye level units with worktop space over cupboards and drawers, stainless steel sink, space for fridge/freezer, washing machine and cooker, uPVC double glazed window to rear, single radiator, door leading to the side of the property.

First Floor

Landing

UPVC double glazed window to side, access to loft, door to:

Bedroom 1 3.67m (12'1") max x 3.81m (12'6")

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

Bedroom 2 3.23m (10'7") x 3.04m (10')

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

Bedroom 3 2.58m (8'6") x 2.47m (8'1") max

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

Bathroom

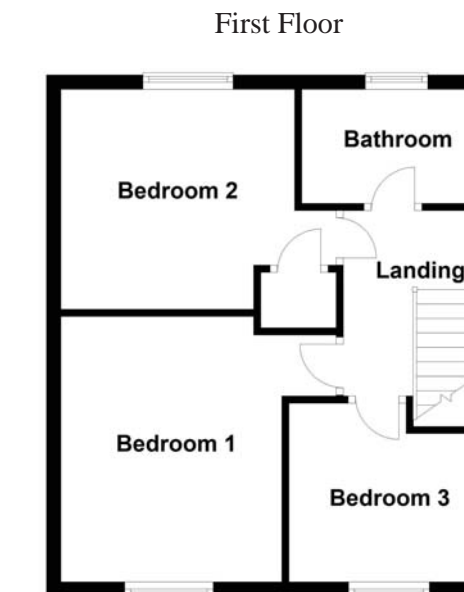
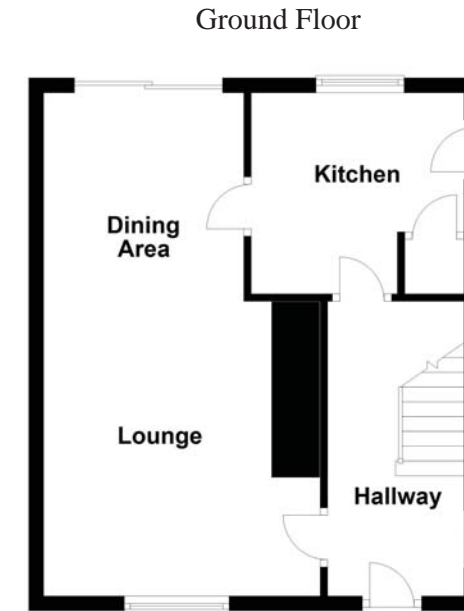
Fitted with a three piece suite, comprising a bath, pedestal wash hand basin and WC, half tiled walls, uPVC frosted double glazed window to front and rear, single radiator.

Outside

The front of the property is mainly laid to gravel, allowing for ample off road parking, path leading to the front entrance door with an access gate leading to the rear of the property. Enclosed rear garden with a paved and gravelled area, access to bricked outside store units, garden tap and outside lighting.

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- Call today to arrange your free valuation -



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