

Bellmans Grove, Whittlesey, Peterborough PE7 1TX



Lounge



Kitchen



Kitchen / Diner



Bathroom



Garden

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Low energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A (92-100)			A (92-100)	96	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)		
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



Two bedroom, link detached bungalow with a garage.

Bellmans Grove, Whittlesey, Peterborough PE7 1TX

- TWO BEDROOMS
- LINK DETACHED BUNGALOW
- KITCHEN/DINING ROOM
- GAS CENTRAL HEATING
- GARAGE AND OFF ROAD PARKING

£215,000



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Entrance Hall

PVCu double glazed entrance door, radiator, bamboo flooring, access to loft, door to:

Kitchen 3.71m (12'2") x 2.67m (8'9")

PVCu double glazed window to front, fitted with a matching range of base and eye level units with worktop space over, 1½ bowl sink unit with single drainer and mixer tap, space for fridge, washing machine, dishwasher and cooker, radiator, laminate flooring, coving to ceiling, ceiling spotlights, ceiling fan, wall mounted gas heating boiler, PVCu double glazed door to side.

Lounge 4.72m (15'6") x 3.50m (11'6")

Feature wall mounted electric fire, sliding patio doors to rear garden, radiator, coving to ceiling, bamboo flooring, double doors to hallway.

Bedroom 1 3.70m (12'2") max x 3.50m (11'6")

PVCu double glazed box window to front, radiator, laminate flooring, coving to textured ceiling.

Bedroom 2 3.73m (12'3") x 2.44m (8')

PVCu double glazed window to rear, radiator, laminate flooring, coving to ceiling.

Bathroom

PVCu double glazed frosted window to side, fitted with a three piece suite comprising panelled bath with shower over and shower screen, wash hand basin, WC, heated towel rail, extractor fan, solid wood flooring, coving to ceiling, recessed ceiling spotlights, fitted storage/airing cupboard.

Garage (18'10 x 8'8)

With power and light connected and remote controlled electric roller door, door to:

Workshop (11'1 x 8'8)

Window to rear, window to side, door to garden.

OUTSIDE

To the front of the property the garden is laid to gravel and enclosed by a low level brick wall. To the side is a gravel driveway leading to a single garage. To the rear of the property the garden is laid to lawn, enclosed by wooden fencing, wooden garden shed and greenhouse. The property also benefits from a paved patio area and further raised decking seating area with outdoor lighting.

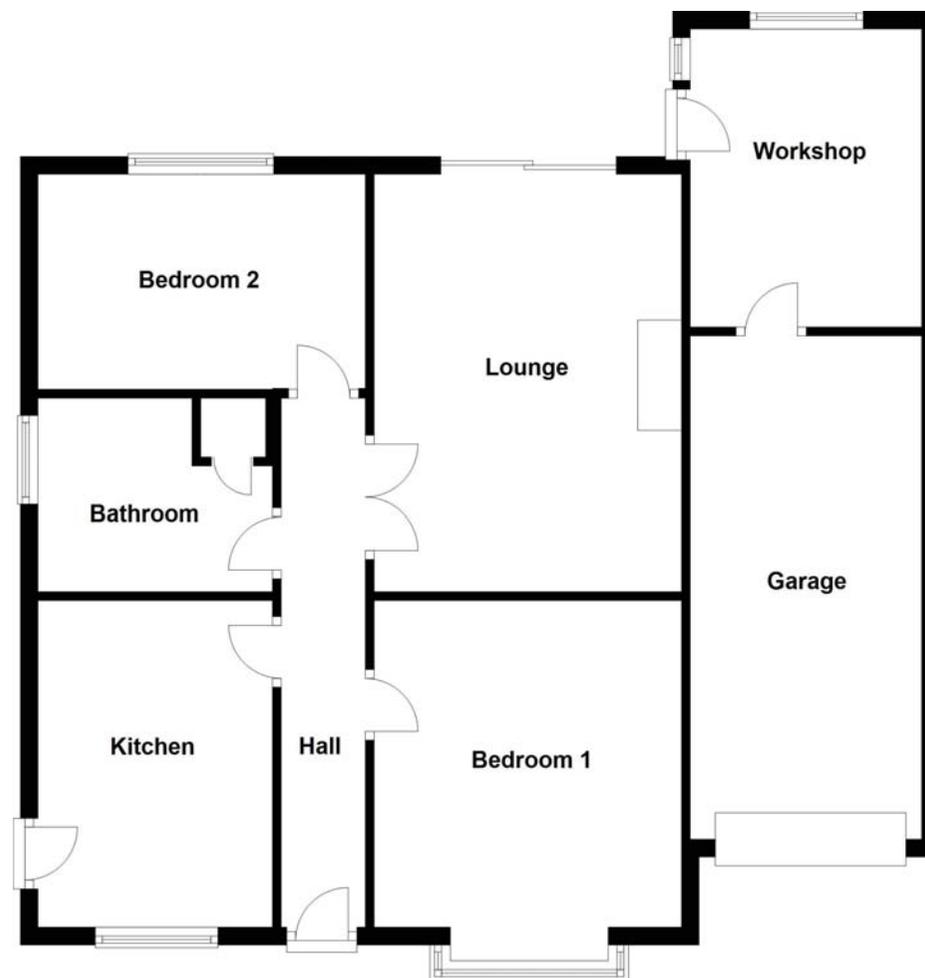
NOTE

This property also benefits from the addition of solar panels.

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- Call today to arrange your free valuation -

Floorplan



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