



ENTRANCE HALL

KITCHEN

DINING AREA

BEDROOM 1

BEDROOM 3

BEDROOM 4

BATHROOM

LIVING ROOM

CONSERVATORY

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale



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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing to any expense. Woodcock Holmes have not tested any apparatus, equipment, services, fixtures or fittings and it is in the buyer's interest to check the working condition of appliances. Floorplans are for illustration purposes only and are not to scale. Woodcock Holmes has sought not to verify the legal title of the property. Buyers not obtain such verification from their solicitors.

Cross Road
Whittlesey, Peterborough, PE7 1LX
Offers In Excess Of £325,000



Cross Road Whittlesey, Peterborough PE7 1LX

Woodcock Holmes are excited to offer this extended 3 bedroom detached bungalow which was recently modernised, briefly comprising: kitchen/diner, lounge, conservatory, bathroom & 3 bedrooms. Viewings are highly recommended.

- DETACHED BUNGALOW
- 3 BEDROOMS
- PARKING
- EXTENDED PROPERTY
- CONSERVATORY
- GREAT CONDITION
- DOUBLE GLAZING
- GAS CENTRAL HEATING

Viewings: By appointment
Offers In Excess Of £325,000

ENTRANCE HALL

Coved and textured ceiling, radiator. Laminate flooring, loft access. Door to:

KITCHEN / DINING AREA

9'9" x 11'2"

KITCHEN AREA: Coved and textured ceiling, uPVC double glazed window to side elevation. Range of fitted base and eye level units with work surfaces over, tiled splash backs and 1 1/2 bowl single drainer sink unit. Hotpoint oven and 4 ring hob with extractor hood over. Plumbing for washing machine and dishwasher. Space for fridge freezer within unit with cupboard either side. Storage cupboard, ceramic tiled flooring. Open to:

DINING AREA: 2.49 x 5.03 (8'2" x 16'6") Coved and textured ceiling. uPVC double glazed window to front elevation. Radiator, ceramic tiled flooring. Door to:

BEDROOM 1

10'5" x 12'11"

Coved and textured ceiling. uPVC double glazed window to front elevation. Radiator, television point.

BEDROOM 2

9'5" x 11'8"

Coved and textured ceiling. 2 velux roof lights, radiator. Built in wardrobe cupboard.

BEDROOM 3

8'5" x 10'11"

Coved and textured ceiling. uPVC double glazed window to rear elevation. Radiator, 2 wardrobe cupboards.

BATHROOM

uPVC double glazed window to side elevation. White 3 piece suite comprising W.C within unit, wash hand basin within vanity unit and panelled bath with shower over and laminated modesty screen. Chrome towel rail radiator. Tiling to 3 walls, laminate flooring. Coved ceiling.

LIVING ROOM

11'2" x 15'0"

Coved ceiling. Radiator, laminate flooring. Television point. French doors to:

CONSERVATORY

12'2" x 9'7"

Brick and uPVC double glazed construction with polycarbonate roof. Log burner and ceramic tiled flooring.

OUTSIDE

SURROUNDING AREA

Whittlesey is situated between Peterborough to the west and the town of March. Enjoying a market every Friday on the Market Square, the well-equipped town benefits from a variety of shops, hairdressers, Doctors surgeries and Health Centre, Leisure Centre, grade II listed George Hotel, Primary/Secondary schooling and many more facilities.

TENURE

Freehold.

SERVICES

Mains water, gas, electricity and drainage are all connected. None of these services or appliances have been tested by the agents.

FIXTURES & FITTINGS

Every effort has been made to omit any fixtures belonging to the Vendor in the description of the property and the property is sold subject to the Vendor's right to the removal of, or payment for, as the case may be, any such fittings etc whether mentioned in these particulars or not.

INVESTMENT INFORMATION

If you are considering this property BUY TO LET purposes, please call our Property Management team on 01733 303111. They will provide free expert advice on all aspects of the lettings market including potential rental yields for this property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC