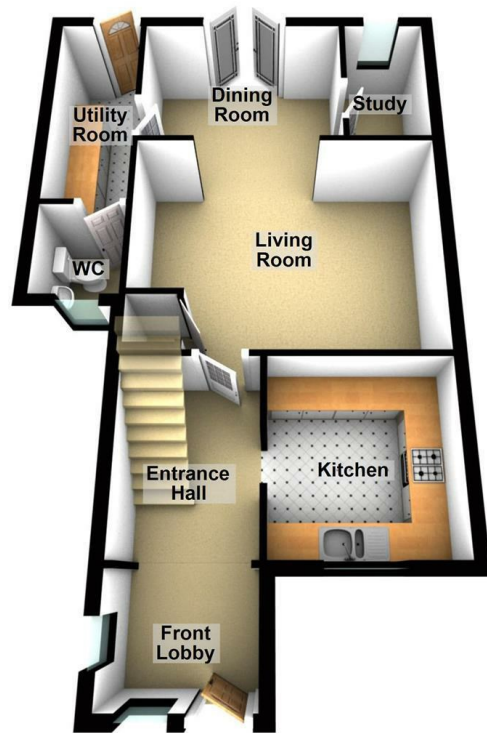
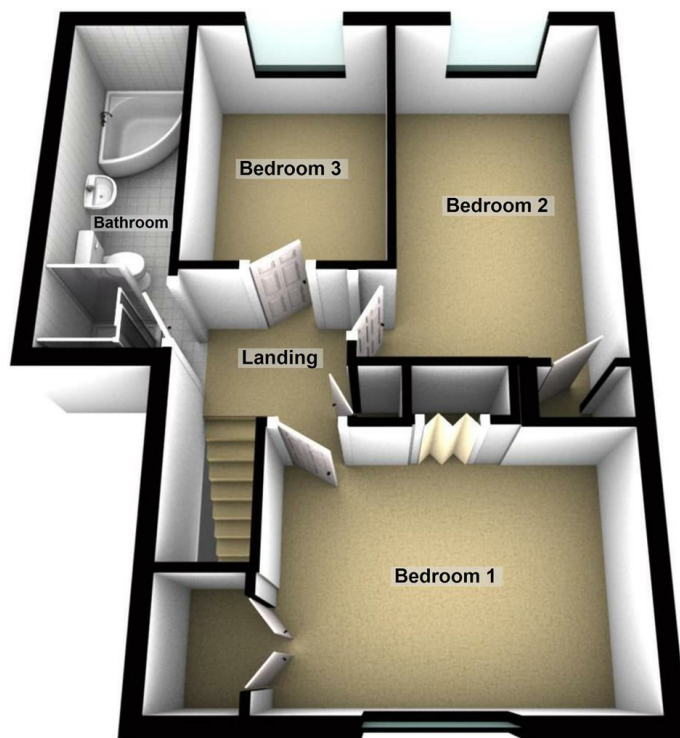


Ground Floor



- FRONT LOBBY
- ENTRANCE HALL
- KITCHEN
- LIVING ROOM
- DINING AREA
- STUDY
- UTILITY ROOM
- CLOAKROOM

First Floor



- LANDING
- BEDROOM 1
- BEDROOM 2
- BEDROOM 3
- BATHROOM
- GARAGE



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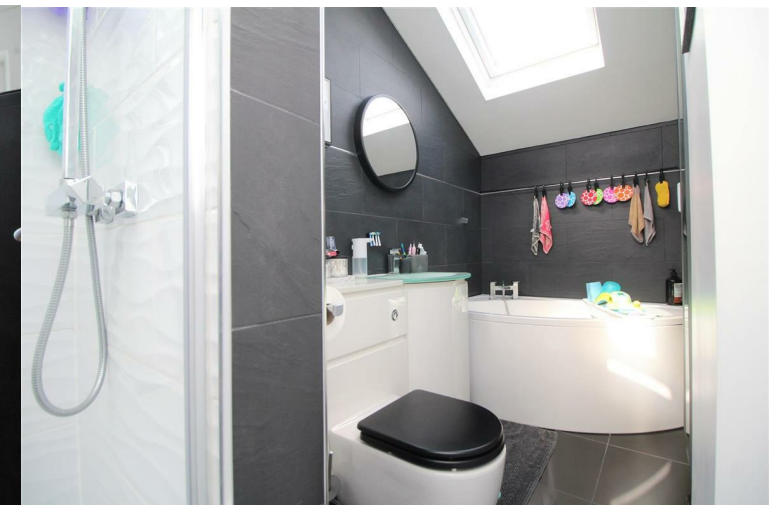
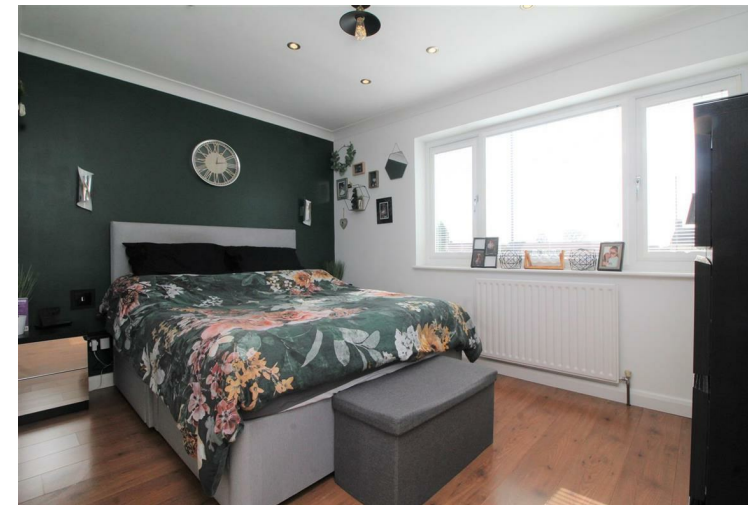


Woodcock Holmes
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These particulars do not constitute part or all of an offer of contract. The measurements are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to re-check measurements before committing 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.

1 Whitecross Coates Road
 Whittlesey, PE7 2EH
 £239,995



1 Whitecross Coates Road Whittlesey PE7 2EH

Don't miss out on this rare opportunity to purchase this immaculate end terrace house which has been extended to the side and rear, creating spacious living and three double bedrooms. With a private garden, garage and parking to the rear - this is the ideal family home ready for you to move straight in.

- EXTENDED TO THE SIDE AND REAR
- WELL PRESENTED THROUGHOUT
- THREE DOUBLE BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- OPEN LIVING SPACE
- SEPERATE STUDY
- UTILITY ROOM AND CLOAKROOM
- MODERN FITTED KITCHEN
- PARKING AND GARAGE TO REAR
- PRIVATE GARDEN SPACE

Viewings: By appointment
£239,995

FRONT LOBBY

5'4" x 6'1"
Single door to front, uPVC double glazed window to front and side, laminate flooring, open into the hallway.

HALLWAY

9'9" x 6'1"
Laminate flooring, stairs to first floor, radiator.

KITCHEN

9' x 8'6"
UPVC double glazed window to front. Fitted with a matching range of base and eye level units with fitted worktops and splashback behind. Built-in electric oven, four ring induction hob, extractor fan fitted over, fitted 1 1/2 bowl stainless steel sink drainer, fitted dishwasher, space for a fridge freezer.

LIVING ROOM

11'7" x 15'3"
Fitted carpet, storage, radiator, open into the dining area.

DINING ROOM

7'3" x 10'1"
Double glazed French doors to rear, laminate flooring, radiator.

STUDY

7'4" x 4'3"
UPVC double glazed window to rear, laminate flooring.

UTILITY ROOM

11'2" x 4'4"
Single door to rear garden. Fitted with a matching range of base and eye level units, fitted sink drainer, worktop space, space for washing machine, tiled flooring.

CLOAKROOM

4'11" x 4'4"
Obscure uPVC double glazed window to front, two piece suite with low level WC and wash hand basin vanity unit, radiator, tiled flooring.

LANDING

Fitted carpet, airing cupboard.

BEDROOM 1

8'7" x 12'1"
UPVC double glazed window, laminate flooring, radiator, fitted storage/wardrobe space.

BEDROOM 2

13'11" x 8'6"
UPVC double glazed window to rear, fitted carpet, radiator, built in storage/wardrobe space.

BEDROOM 3

9'11" x 6'3"
UPVC double-glazed window to rear, fitted carpet, radiator.

BATHROOM

12'3" x 4'11"
Four-piece suite with low level WC and wash hand basin in vanity units, shower cubicle, corner bath, radiator, tiled flooring, tiled walls, x2 velux windows.

OUTSIDE & GARAGE

Outside, the property has open lawn space bordered by hedges, there is access to the side of the house that leads all the way down to the rear garden. The rear garden is enclosed by timber fencing, it is private and not overlooked to the rear. Mainly laid with lawn, there is also a large composite decking area, an area for a timber shed and a section of the garden laid with slate chippings. There is a single wooden gate to the rear that leads to the parking and garage. There is parking for 2/3 vehicles and a single garage with an electric door.

SURROUNDING AREA

Eastrea is a small village on the outskirts of Whittlesey. 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, 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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	85
England & Wales	EU Directive 2002/91/EC	