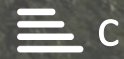




3 Mulberry Close

Whittlesey PE7 1UL

Offers in the region of £325,000



### 3 Mulberry Close Whittlesey PE7 1UL

Brilliantly presented detached bungalow on Mulberry Close, a popular part of Whittlesey.

This property comprises of;

Entrance hall with two storage cupboards, lounge with window to the front, kitchen with door to the side and arch through to the dining room, double doors to the conservatory and double doors to the garden.

Three bedrooms, bedroom one benefitting from fitted furniture. Four piece family bathroom.

Outside- to the front of the property a very maintained garden, laid to lawn with driveway, garden path and a mix of plants and shrubs. Gates enclosing a further driveway and side access. To the rear of the property, again a very well maintained and stocked garden, mainly laid to lawn and patio with a detached single garage.

This property has to be viewed to be appreciated, is within easy reach of all Whittlesey has to offer.

Tenure: Freehold  
Council Tax Band: C



Entrance Hall

Lounge

16'10" x 12'10" (5.14m x 3.93m)

Kitchen

12'10" x 8'11" (3.93m x 2.72m)

Dining Room

11'10" x 10'5" (3.62m x 3.18m)

Conservatory

11'3" max x 10'0" max (3.43m max x 3.05m max)

Bedroom One

10'10" x 10'4" (3.31m x 3.17m)

Bedroom Two

10'9" x 8'4" (3.28m x 2.55m)

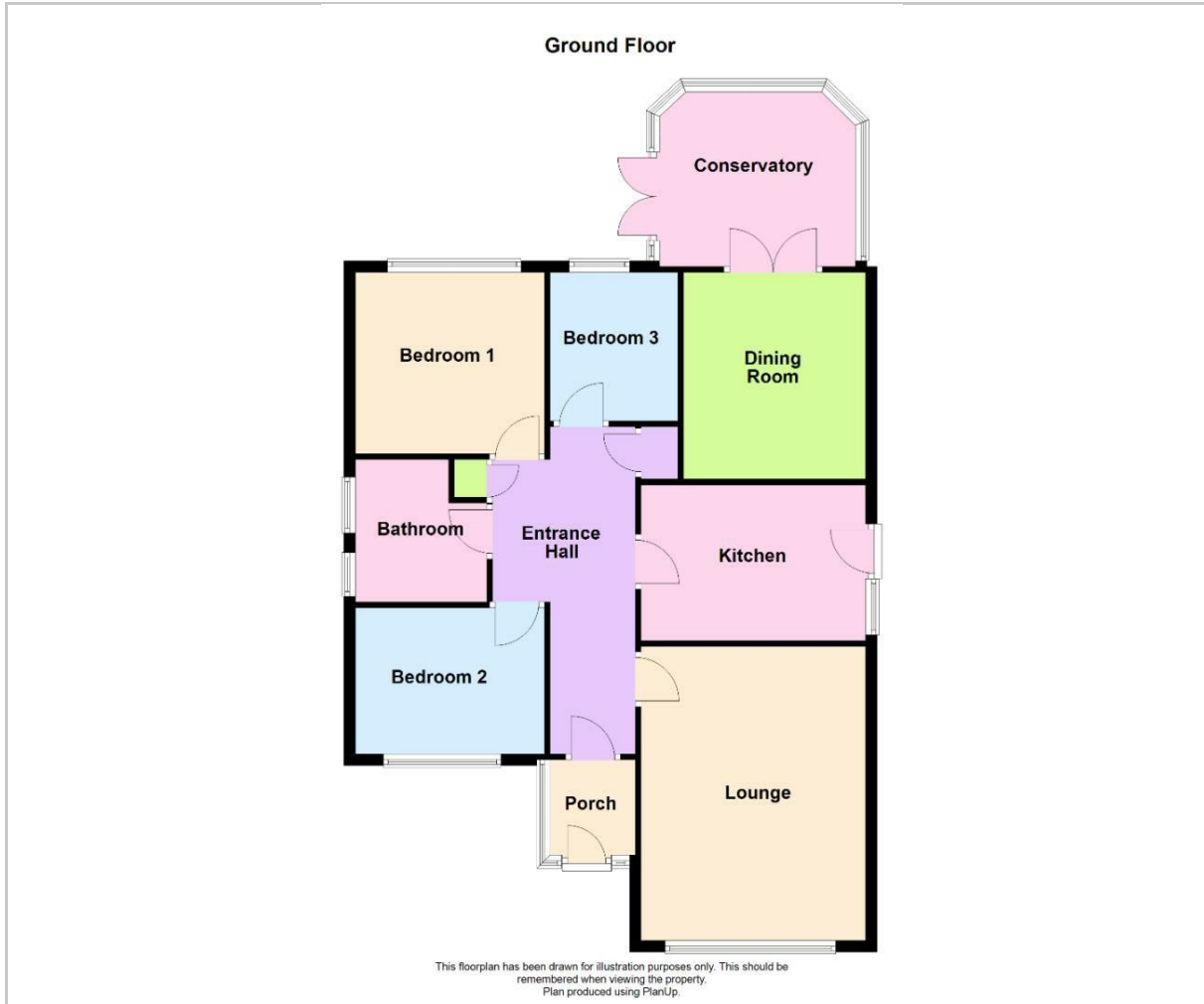
Bedroom Three

8'6" x 7'3" (2.60m x 2.23m)

Family Bathroom



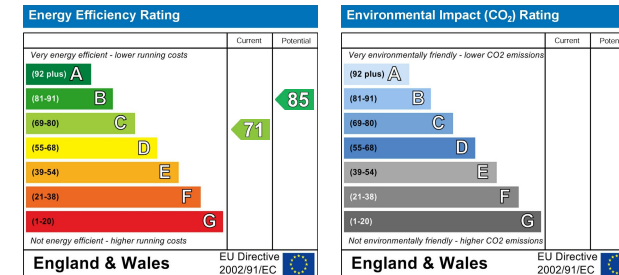
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Orton Office on 01733 852257 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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