

## Offers in excess of £220,000 West End, Whittlesey, PE



- DETACHED 3 BEDROOM HOME
- PROMINANT POSITION
- IN SUPERB CONDITION
- CLOSE TO TOWN CENTRE
- 3 DOUBLE BEDROOMS
- SUPERB VALUE
  
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- AMPLE CAR PARKING
- TWO RECEPTION ROOMS

Burton & Co Independent Estate Agents are pleased to offer for sale this THREE DOUBLE BEDROOM Detached house, offered with NO CHAIN, in a popular location! Offering Lounge, Dining room, Kitchen, 3 bedrooms and 4 pc Bathroom. Courtyard garden with TWO gravelled driveways, One gated to the side of the house, and further one, with access to a further strip of land suitable for placement of a garage (subject to planning), or further parking!



# West End, Whittlesey, PE

## West End, Whittlesey

This property, set on West End Whittlesey, is a superb example of a double fronted, market town home in very good order throughout, offering space and lexible accommodation.

### Entrance Hall

The White UPVC double glazed front door opens into the entrance hall, which benefits from a radiator, Stairs to the first floor landing, and engineered wooden flooring. Wall mounted thermostat. Doors to reception rooms and kitchen.

### Lounge

18'10" x 12'3" (5.74m x 3.73m)

UPVC double glazed window to front elevation. UPVC double glazed French windows to the rear elevation, giving access to the garden. Open Fire set in a brick hearth and surround. TV and telephone points. Radiator.

### Dining Room

12'1" x 11'6" (3.68m x 3.51m)

UPVC double glazed window to front elevation. Open Fire set in period surround. Radiator. Serving hatch through to Kitchen.

### Kitchen

18'4" x 7'9" (5.59m x 2.36m)

UPVC Double glazed windows to rear and side elevations. Range of base and eye level units in a light wood effect, with a copper marble effect work surface to match. Tiled splashback. Stainless steel sink and drainer with chrome mixer tap over. Plumbing for washing machine, space for dryer. Fitted Fridge and Freezer. Fitted double oven. Fitted electric hob. Wall mounted gas boiler. Spotlights to ceiling.

### First floor landing

UPVC double glazed windows to front and rear elevations. Spacious area with potential use as a study area or similar.

### Bedroom One

11'5" x 11'3" (3.48m x 3.43m) (Max)

UPVC double glazed window to front elevation. Radiator, two double fitted wardrobes.

### Bedroom Two

11'6" x 11'3" (3.51m x 3.43m)

UPVC double glazed window to front elevation. Radiator, two double fitted wardrobes.

### Bedroom Three

12'3" x 8'0" (3.73m x 2.44m)

UPVC double glazed window to rear elevation. Radiator.

### Bathroom

UPVC double glazed window to rear elevation. White, fitted four piece bathroom suite, with Glass surround shower cubicle, part sunken bath with tiled surround. Close-coupled W.C., and wash hand basin. Fully tiled walls and floor. Spotlights to ceiling.

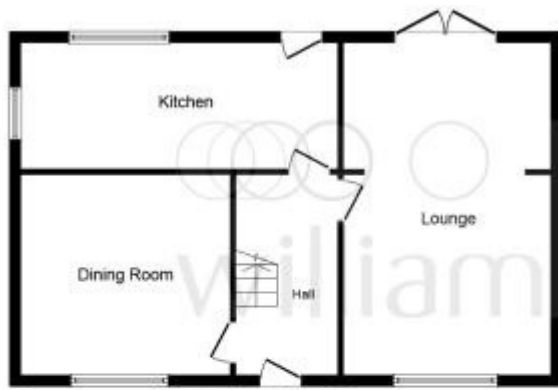
### Outside

To the side of the property, there is a gravelled driveway, leading to the rear of the property, and an area owned by the house, with space for further car parking, and the potential for the building of a garage (subject to planning permissions). A further gravelled drive area to the immediate side of the property, with timber 5 bar gate across for further car parking and access to the rear garden. The rear garden is laid to paving slabs, offering a courtyard garden with space to entertain. Access to the house from the garden is by way of a UPVC door to the kitchen or French doors to the Lounge.



Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Ground Floor**



**First Floor**

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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