



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements wall doors window fittings and appliances their sizes and locations are shown conventionally and are approximately only and cannot be regarded as being a representation either by the seller of his agent.

We hope that these plans will assist you by providing you with a general impression of the layout of the accommodation. We wish to draw your attention to the fact that the plans are not to scale nor accurate in detail.

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 the employment of Malcolm James has the authority to make or give any representation or warranty in respect of the property.

23 BELLMANS ROAD, WHITTLESEY, PE7 1TY.

Asking price of

£259,995

Freehold

3 Bedroom Accommodation

MJREF_006246 EPC Rating D 68

£259,995 Freehold

23 Bellmans Road, Whittlesey PE7 1TY

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- TOO NEW FOR PHOTOS
- LOUNGE, BATHROOM, KITCHEN
- GAS CENTRAL HEATING
- SINGLE GARAGE
- DETACHED BUNGALOW
- 3 BEDROOMS
- UPVC DOUBLE GLAZED
- NO CHAIN!

FRONT DOOR LEADING TO ENTRANCE HALLWAY

Telephone point, radiator. Loft access. Smoke detector. Light to ceiling.

CLOAKROOM

Low level W.C, wash hand basin. uPVC double glazed window to side elevation. Light.

STORAGE CUPBOARD

Shelves, power. Coat hooks.

KITCHEN 2.70m x 3.60m (8'10" x 11'10")

Range of eye and base level units with worksurface over. Integrated AEG cooker with electric hob. Space for dishwasher, washing machine. Glowworm gas fired boiler. Space for fridge freezer. Storage cupboard/pantry. Sink with drainer unit and tap over. uPVC double glazed window to front elevation.

LOUNGE 3.60m x 5.20m (11'10" x 17'1")

uPVC double glazed window to front elevation. Coved and textured ceiling. Lights to ceiling. Fireplace incorporating a gas fire with marble hearth and wooden surround.

BEDROOM TWO 3.80m x 3.40m (12'6" x 11'2")

uPVC double glazed window to side elevation. Radiator. Built in wardrobe units. Airing cupboard housing hot water tank.

BEDROOM ONE 3.70m x 3.80m (12'2" x 12'6")

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes. Coved and textured ceiling.

BEDROOM THREE 2.80m x 2.70m (9'2" x 8'10")

Radiator. uPVC double glazed window to rear elevation. Coved and textured ceiling.

BATHROOM

Radiator. Chrome towel rail. Vanity unit incorporating sink. Bath with Triton shower unit over and privacy shower curtain. uPVC double glazed window to side elevation.

OUTSIDE FRONT

Paved area to front of property. Pathway leading to front door. Driveway offering off road parking leading to:

SINGLE GARAGE

Personal door leading into rear garden.

REAR GARDEN

Mainly laid to lawn with patio area with garden shed.



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