



Approx. Gross Internal Floor Area 692 sq. ft / 64.32 sq. m
Illustration for identification purposes only - measurements are approximate, not to scale.
 Produced by Elements Property

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.

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1 MOUNTBATTEN WAY, WHITTLESEY, PE7 1ND.

No Chain!

Offers Over

£260,000

Freehold

2 Bedroom Accommodation

MJREF_006247 (EPC Rating TBC)



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Malcolm James Estate Agents 16 High Causeway, Whittlesey, Peterborough, PE7 1AE



- DETACHED BUNGALOW
- UPVC DOUBLE GLAZING
- GARAGE & OFF ROAD PARKING
- 2 BEDROOMS
- GAS CENTRAL HEATING
- NO CHAIN

**uPVC DOUBLE GLAZED DOOR
LEADING TO
HALLWAY**

Radiator, carpet, Smoke detector. Loft access. Door leading off to:

BEDROOM ONE

uPVC double glazed bay window to front elevation. Range of matching bedroom furniture. Coved and textured ceiling. Radiator. Telephone point.

LOUNGE

Glass door leading into lounge. Carpet. Coved and textured ceiling. Light. Electric fire. Television point. Radiator. uPVC double glazed doors leading into garden.

BEDROOM TWO

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

BATHROOM

Three piece suite comprising a low level W.C, wash hand basin in vanity unit and walk in shower comprising a waterfall shower and privacy screen. Shaver point, towel rail, radiator, coved and textured ceiling, vinyl flooring. uPVC double glazed window to side elevation. Airing cupboard housing hot water tank.

KITCHEN

uPVC double glazed window to front elevation. Range of eye and base level units with work surface over and tiled splash backs. Stainless steel sink and drainer with tap over. Space for fridge freezer. Washing machine. Integrated **Newworld** oven with Neff gas hob with extractor over. Radiator. Space for small table and chairs. Vinyl flooring. uPVC double glazed door leading to side of property. Coved and textured ceiling.

OUTSIDE FRONT

Pathway to front door. Area of slate chippings and shrub borders. Driveway offering off road parking. Gate access to rear garden.

GARAGE

Power and light. Electric metre. **Glowworm** gas fired boiler. Personal door into garden.

REAR GARDEN

Fenced boundaries. Low maintenance enclosed rear garden mainly laid to slabs with gravel and shrub borders. Garden shed. Outside light and tap.

