



7 Curlew Close, Whittlesey PE7 1XQ

£269,995



*** TENANT IN SITU *** " With tenants who have been in the property for numerous years and a family member of the current owner, this immaculate and extended bungalow is a fantastic buy to let opportunity. Featuring a kitchen/diner, spacious lounge with French doors out onto the garden, 2 bedrooms, bathroom, lean to at side and what was a garage (now a store area). Viewings are highly recommended to appreciate how well looked after this bungalow is by the tenants. EPC Energy Rating - C/ Council Tax Band - B ".

LEAN TO

8' 3" x 21' 9" (2.51m x 6.63m)
(approx) Door to store , door
to kitchen. Gates to front.

HALLWAY

Door to side and radiator.

KITCHEN / DINER

9' 6" x 17' 2" (2.90m x 5.23m)
(approx) Fitted with a range
of base and eye level units
with work surfaces over, sink
unit with mixer tap, cooker,
space for a fridge/ freezer
and radiator. Window to front,
window to side. Door to side.

LIVING ROOM

6' 11" x 24' 0" (2.11m x
7.32m) (approx) Door to side,
window to rear and radiator.

BEDROOM 1

11' 2" x 17' 1" (3.40m x
5.21m) (approx) Window to
front and radiator.

BEDROOM 2

9' 9" x 11' 7" (2.97m x 3.53m)
(approx) Window to rear and
radiator.

BATHROOM

5' 4" x 6' 9" (1.63m x 2.06m)
(approx) Fitted with a three
piece suite comprising low
level W/C, wash hand basin,
bath and radiator. Window to
side.

OUTSIDE

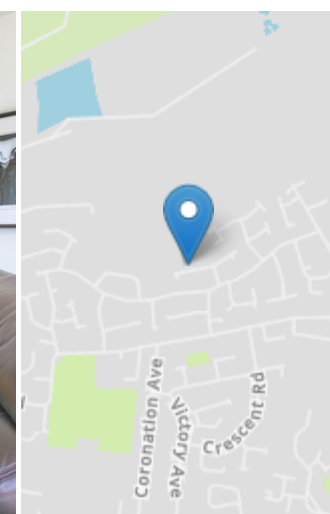
The rear of the property has
artificial grass, patio area and
mature shrubs.

STORE ROOM / WAS GARAGE

9' 0" x 16' 3" (2.74m x 4.95m)
(approx)

AGENT NOTES

The floorplan is for illustrative
purposes only. Fixtures and
fittings do not represent the
current state of the property.
Not to scale and is meant as
a guide only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		