

53 Guildenburgh Crescent, Whittlesey, Peterborough, PE7 1TZ



Capitol Lettors has not tested any of the equipment or the heating system (if mentioned) in these details. Purchasers are advised to satisfy themselves as to their working order and condition. These particulars do not constitute or form any part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements are approximate.

Capitol Lettors

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1TZ

£230,000 Freehold

Capitol Lettors Ltd are excited to offer this Semi-Detached House located on a sought after street in Whittlesey which is within walking distance of Sir Harry Community College & several Primary School's & the Town Centre which has plenty of shops, cafe's, pubs & other amenities.

The Property comprises of entrance hall, kitchen, lounge/diner, stairs to 1st floor & landing, 3 double bedrooms, family bathroom, enclosed rear garden with a decked patio, single garage & parking to the front. Gas central heating & uPVC Double Glazing throughout.

A viewing is highly recommended.



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Entrance Hall

0.90m x 4.00m (2' 11" x 13' 1") Approx
uPVC door, storage cupboard, stairs to 1st floor,
radiator, fitted carpet.

Kitchen

3.42m x 2.53m (11' 3" x 8' 4") Approx
uPVC window, eye & base level kitchen units
with under unit lighting, complimentary
worktops with breakfast bar & tiled splash
backs, stainless steel sink, free standing electric
cooker with extractor above, plumbing for
washing machine, vinyl flooring.

Lounge/Diner

6.16m x 3.64m (20' 3" x 11' 11") Approx
uPVC window, uPVC patio doors, electric fire
with marble & wooden hearth, radiator, TV &
Phone points, fitted carpet.

Stairs & Landing

uPVC window, cupboard housing water tank &
shelving, storage cupboard, loft hatch giving
access to substantial loft space, fitted carpet.

Bedroom 1

4.10m x 2.30m (13' 5" x 7' 7") Approx
uPVC window, radiator, fitted carpet.

Bedroom 2

2.88m x 3.95m (9' 5" x 13' 0") Approx
uPVC window, radiator, fitted carpet.

Bedroom 3

3.17m x 3.10m (10' 5" x 10' 2") Approx
uPVC window, radiator, fitted carpet.

Bathroom

1.96m x 2.39m (6' 5" x 7' 10") Approx
uPVC frosted window, Four piece bathroom
suite comprising of low level WC, wash hand
basin, paneled bath & shower cubical with
thermostatic shower, tiled walls, chrome towel
radiator, vinyl flooring.

Rear Garden

Enclosed by fence panels & gate, laid to lawn
with mature shrubs & flowers in borders,
decked patio area, concrete pathway around
garden.

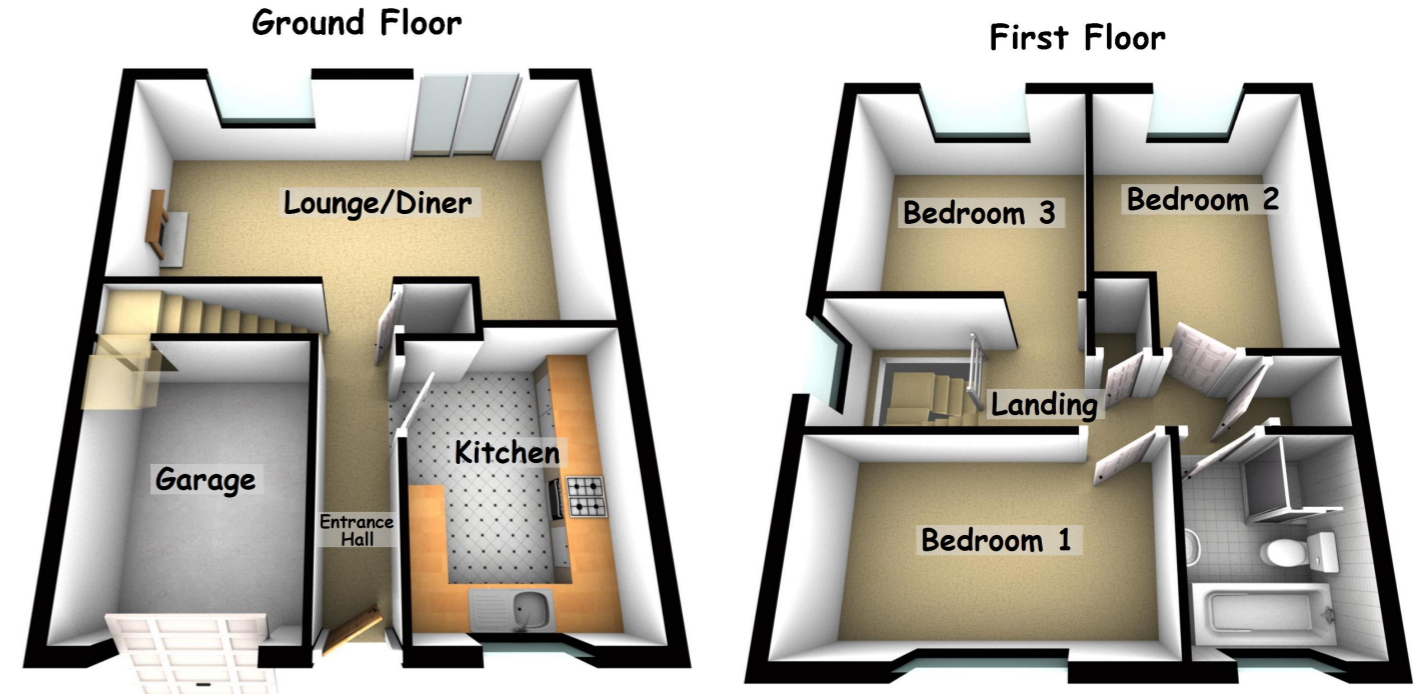
Garage

Up & over door, heat only boiler (serviced
yearly), updated fuse board, electric & lighting.

Front

Concrete driveway, graveled area for extra
parking, borders with flowers, storm porch,
concrete pathway to side gate.

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This plan is for illustration purposes only and may not be representative of the property. Plan may not be to scale.
Plan produced using PlanUp.

Guildenburgh Crescent

