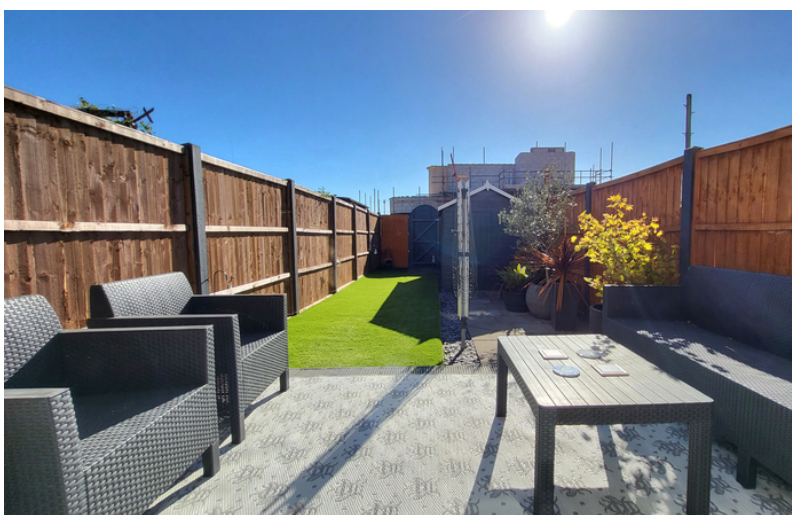




79c West End, Whittlesey PE7 1LR

£215,000



*****SUPERB THREE DOUBLE BEDROOM PROPERTY***** A beautiful property with some lovely features. The property benefits from underfloor heating downstairs. Comprising: lounge/diner, kitchen, three bedrooms, bathroom, cloakroom/utility, garden with shed and parking for two cars. READ ON FOR MORE DETAILS...

- ENTRANCE**

Door to front, cupboard with boiler enclosed and stairs to first floor.
- WC/ UTILITY AREA**

3' 8" x 8' 7" (1.12m x 2.62m) (approx) Fitted with a range of base and eye level units with work surface over, stainless steel sink with mixer tap, plumbing for a washing machine, low level W/C and radiator. Window to front.
- KITCHEN**

12' 4" x 7' 7"(min) (3.76m x 2.31m) 11' 3" (max) (3.43m) (approx) Fitted with a range of base units with work surfaces over, stainless steel sink unit with mixer tap, space for dishwasher, integrated oven, hob, space for a fridge/ freezer and underfloor heating.
- LIVING / DINER ROOM**

11' 7" x 21' 4" (3.53m x 6.50m) (approx) French door to rear, two windows to rear, underfloor heating and velux window.
- FIRST FLOOR**

Stairs to second floor.
- BEDROOM 1**

10' 5" x 11' 7" (3.17m x 3.53m) (approx) Two windows to rear, storage area and radiator.
- BEDROOM 2**

9' 2" x 11' 7" (2.79m x 3.53m) (approx) Window to rear, storage and radiator.
- BATHROOM**

5' 2" x 10' 4" (1.57m x 3.15m)(approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over, and heated towel rail.
- BEDROOM 3**

15' 1" x 8' 2"(min)(4.60m x 2.49m) 11' 1" (max) (3.38m) (approx) Window to rear and storage in the eaves.
- OUTSIDE**

Low maintenance rear garden, with fencing, shed,decking and astro turf.
- 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.

2ND FLOOR



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

