



FITZJOHN
SALES & LETTINGS

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47 Churchfield Way Whittlesey Peterborough PE7 1JZ

Asking price £235,000



*** NO FORWARD CHAIN *** A detached family home located in the Market Town of Whittlesey with no forward chain. Accommodation offers two reception rooms, downstairs cloakroom, three bedrooms and family bathroom. The property backs onto open playing fields to the rear and benefits of an enclosed garden. A driveway to the side provides off road parking for numerous vehicles and leads to the single garage.



Hall 3.71m (12'2") x 0.97m (3'2") Radiator, wooden laminate flooring, stairs to first floor.

Cloakroom 1.74m (5'9") x 0.87m (2'10") Window to side.

Living Room 4.34m (14'3") x 3.71m (12'2") Window to front, feature electric fire, two radiators, fitted carpet, coving to textured ceiling, open plan to:

Dining Room 3.35m (11') x 3.30m (10'10") Window to rear, radiator, fitted carpet, coving to textured ceiling.

Kitchen 3.30m (10'10") max x 2.93m (9'7") Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for automatic washing machine, space for fridge and freezer, gas and electric points for cooker, window to rear, tiled flooring, textured ceiling.

Cupboard 1.89m (6'2") x 0.87m (2'10") Under-stairs storage cupboard.

First Floor Landing 2.95m (9'8") x 1.83m (6') Window to side, fitted carpet, loft hatch.

Shower Room 2.57m (8'5") x 1.68m (5'6") Fitted with three piece suite with comprising, double shower cubicle, pedestal wash hand basin and low-level WC tiled surround, window to rear, radiator, vinyl flooring.

Bedroom 1 4.45m (14'7") x 3.73m (12'3") Window to front, radiator, fitted carpet.

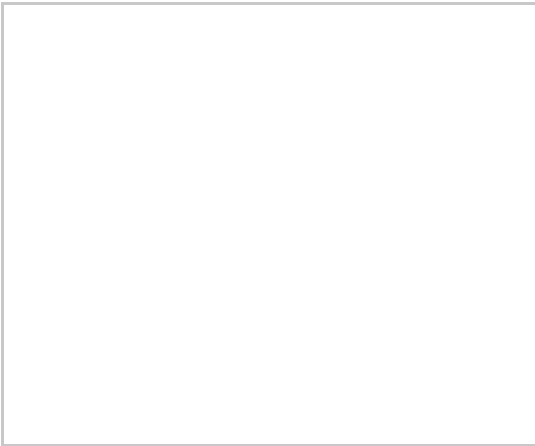
Bedroom 2 4.45m (14'7") x 3.30m (10'10") Window to rear, radiator, fitted carpet.

Bedroom 3 2.84m (9'4") x 2.57m (8'5") Window to front, radiator, fitted carpet, coving to ceiling, boiler cupboard with housing and combination boiler.

Outside:
Backing onto playing field, enclosed by wooden panelled fence and mature hedge, paved sun patio seating area, mainly laid to lawn, gated side access to front and timber garden shed. Garage with up and over door.

*** If you are considering letting this property for a BUY TO LET please call Fitzjohn Property Rentals on 01733 555520. We can provide you free advice on all aspects of the lettings market including potential rental yields for this property ***

Area Map



Floor Plans



Energy Efficiency Graph

