



Canterbury Road, Werrington Peterborough  
Guide Price **£350,000 - £370,000** Freehold

**Sharman  
Quinney**



# Key Features



- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden

## GROUND FLOOR

ENTRANCE PORCH: Entrance door.

ENTRANCE HALL: Radiator. Stairs to first floor.

OFFICE: UPVC Double glazed internal window. Radiator.

CLOAKROOM: Low level WC.

LOUNGE: 7m x 3.7m (23' x 12') UPVC Double glazed window to front and side. Two radiators. Feature fireplace. Door to;

CONSERVATORY: 3.20m x 3.81m (10'5" x 12'5") UPVC Double glazed windows and door. Radiator.





**DINING ROOM:** 3.5m x 2.6m (11'5" x 8'5") UPVC Double glazed window to rear. Radiator.

**KITCHEN:** 7.2m x 1.7m (23'5" x 5'5") UPVC Double glazed window and door to front and rear. Fitted with a range of base and wall units. Sink and drainer with mixer tap. Radiator. Integrated dishwasher and fridge/freezer.

## FIRST FLOOR

**LANDING:** UPVC Double glazed window to side. Radiator. Built in airing cupboard. Loft access (boiler in loft).

**BEDROOM:** 3.7m x 3.5m (12' x 11'5") UPVC Double glazed window to front. Radiator. Fitted wardrobes.

**BEDROOM:** 3.7m x 3.4m (12' x 11') UPVC Double glazed window to rear. Radiator.

**BEDROOM:** 3.5m x 2.6m (11'5" x 8'5") UPVC Double glazed window to front. Radiator. Mirror fronted fitted wardrobe.

**BATHROOM:** UPVC Frosted double glazed window to rear. Wash hand basin. Shower cubicle with wall mounted electric shower. Roll top bath with telephone style mixer tap and shower attachment. Heated towel rail.





**Ground Floor**

**First Floor**

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**CLOAKROOM:** UPVC Frosted double glazed window to rear. Low level WC.

**OUTSIDE**

**FRONT:** Driveway providing off road parking. Outside tap.

**REAR GARDEN:** Enclosed by fencing. Laid to lawn area. Patio areas. Outside tap. Power point.

**NB:** Recently fitted roof on the garage conversion.


To view this property call Sharman Quinney on:  
**01733 575757**



# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 575757

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