



Church Street, Werrington Peterborough  
Guide Price **£325,000** **Freehold**

**Sharman  
Quinney**

# Key Features



- Grade II Listed Cottage
- Requires Refurbishment
- Three Reception Room
- Werrington Village
- Three Bedrooms
- Mortgage Advice In Branch

## Description Ground Floor

Kitchen/Breakfast Room 4.24m x 3.68m (13'11" x 12'1")  
Fitted with a range of units, radiator, wall mounted gas boiler, window to the side, built in cupboard, doors too:

Potential Laundry Room 3.78m x 3.68m (12'5" x 12'1")  
Still has the original stone tub.

Utility Room 2.11m x 1.63m (6'11" x 5'4")

Lounge/Diner 6.65m x 5.15m (21'10" maximum x 16'11" maximum)  
Original oak beams, inglenook fireplace with bread



oven to the side , two windows to the front and one window to the rear, two radiators.

#### Inner Lobby

Window to the rear, storage cupboards.

Reception Room 5.08m x 3.94m (16'8" x 12'11")

Windows to front and rear, radiator.

#### Reception Room

Window to the side, a door to hallway with stairs.

Bedroom One 5.16m x 5.15m (16'11" x 16'11")

Dormer windows to rear and window to front, built in storage cupboard, original cast iron fireplace, radiator.

Bedroom Two 5.15m x 4.85m (16'11" x 15'11")

Dormer window to the front aspect.

Bedroom Three 5.15m x 2.09m (16'11" x 6'10")

measuring into the wardrobes.

Dormer window to the front.

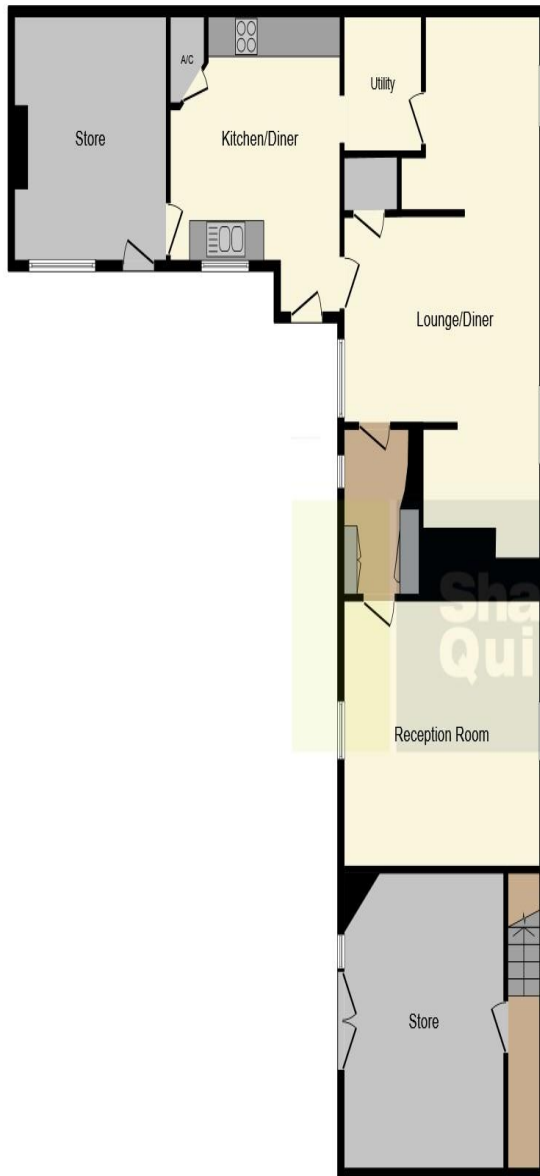
Bathroom 2.92m x 2.17m (9'7" x 7'2")

Three piece suite comprising of panel bath, pedestal wash hand basin, low level WC, Window to the rear aspect.

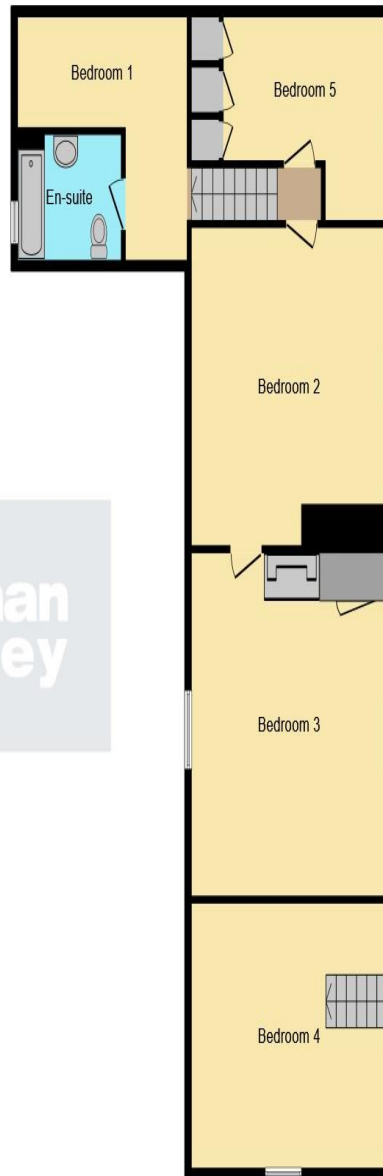
Potential Bedroom Four 5.15m x 3.94m (16'11" x 12'11")

The space has not yet been converted into living accommodation.





**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

### Outside

There is a shared entrance leading to a gravelled area and courtyard. Enclosed large rear stone walled garden with wrought iron gate.


Agents Note; It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

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

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 Loxley Centre, Werrington, Peterborough, Cambridgeshire, PE4 5BW

 [werrington@sharmanquinney.co.uk](mailto:werrington@sharmanquinney.co.uk)

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



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