



Church Street, Werrington Peterborough
£250,000 Freehold

**Sharman
Quinney**

Key Features



- Grade II Listed Cottage
- Requires Refurbishment
- Three Reception Room
- Werrington Village
- Three Bedrooms

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.

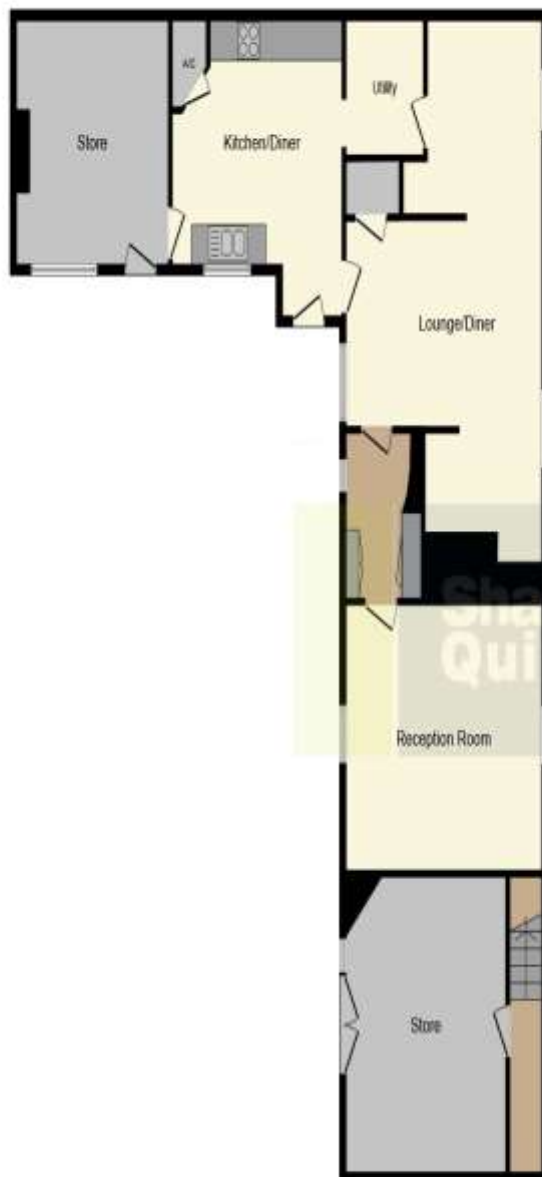
Bathroom 2.92m x 2.17m (9'7" x 7'2")

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

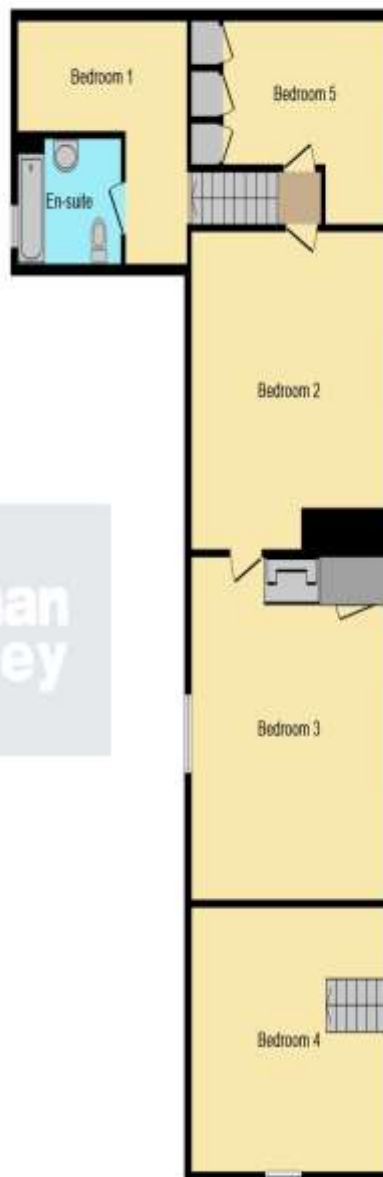
Potential Bedroom Four 5.15m x 3.94m (16'11" x 12'11")

The space has not yet been converted into living accommodation.





Ground Floor



First Floor

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.

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01733 575757

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