



Barn Close, Werrington Village Peterborough
Offers In Excess Of £185,000 **Leasehold**

**Sharman
Quinney**

Key Features



999 Years remaining as of 24 Jun 1986
£Ask Agent Ground Rent pcm
Review due: Ask Agent
£226.85 Service Charge pcm
Review due: 04/2025

- Character Over 55's Cottage
- Heart Of Werrington Village
- Lounge Diner
- Two Bedrooms
- Four Piece Bathroom

Ground Floor

Part glazed door to entrance lobby with UPVC double glazed windows to either side. Part glazed door leading into:



L -Shaped Lounge Diner

5.7 m max X 4.9 m max (18'7" x 16' max")

Feature UPVC double glazed bay picture window to the front offering a light & airy room. Electric storage heater, further electric panelled heater, folding doors giving access to the staircase and to the first floor, door to inner lobby and cloakroom. Glazed twin sliding doors to the kitchen, and UPVC double glazed French doors to the courtyard garden.

Kitchen

2.4m X m 1.7m (7'8" x 5'5" maximum)

Stainless steel single sink unit and drainer, tiled splash backs, UPVC double glazed window to the rear, range of fitted drawer and base units, fitted worktops, matching wall cupboards. Recess for a free standing gas cooker, recess space for a below counter fridge.

Inner Lobby

Under stairs storage cupboard, and door to:

Cloakroom/Utility Room

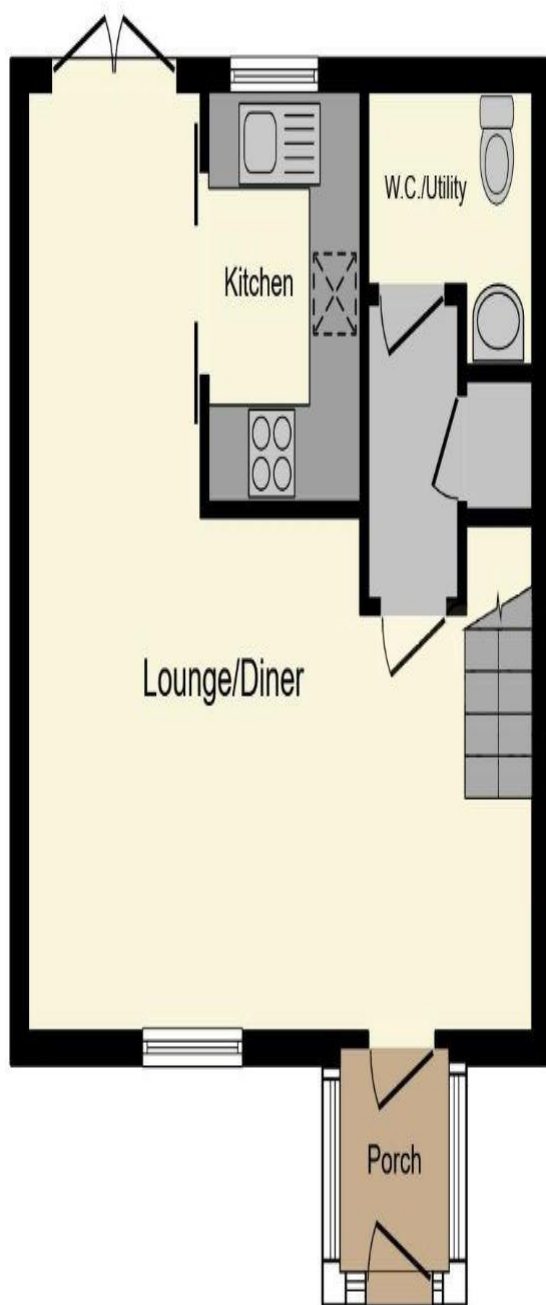
Fitted with a two piece suite comprising wash hand basin and low-level WC, plumbing for a washing machine and room for a dryer.

First Floor

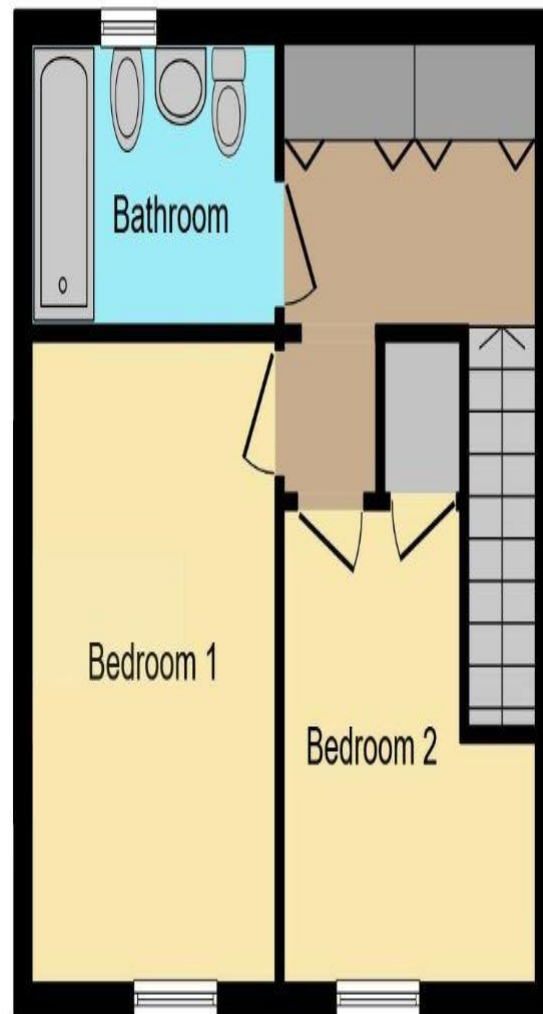
Landing.

Double folding doors to a large airing cupboard with hot water tank. Further matching twin folding





Ground Floor



First Floor

doors to a built in wardrobe/storage cupboard. Loft access. Feature double glazed Velux window to the rear.

Bedroom 1

4m X 2.8 m (13'1" x 9'1")

UPVC double glazed Dormer window to front, electric panelled heater

Bedroom 2

2.9m max X 1.9m max (9'6" max x 6'2" max)

L-shaped room with double glazed Velux window to the front, raised shelf area over stair baulk head. Door to built in cupboard

Bathroom

Fitted with four piece suite comprising bath, bidet, wash hand basin, and a low-level WC. Double glazed dormer window to rear, light/shaver point and wall mounted electric heater

Outside

Front

A picket fence encloses the front garden.


Rear

Enclosed courtyard style garden area with gated rear access.


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