



Sunnymead, Werrington Peterborough
Guide Price **£145,000** **Freehold**

**Sharman
Quinney**

Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onward Chain
- Detached Bungalow
- Ample Off Road Parking
- Sought After Location

Ground Floor

Part glazed UPVC door to:

Entrance Hall

Glazed door into the lounge:

Lounge 3.8m x 3.5m (12'4" x 11'4")

UPVC double glazed window to the front, fitted gas fire, door to the kitchen and door to the inner hallway, and TV point.

Kitchen 3.6m 1.6m (9'8" x 5'2")

Single drainer sink unit with tiled splash back, UPVC double glazed window to the front, further fitted storage cupboards, one wall mounted wall cupboard, wall mounted gas boiler, recess for an electric cooker and washing machine, double radiator, recess space for a fridge freezer and a half glazed UPVC door to the side.



Inner Hall

Doors leading to:

Bedroom 1 3.2 min x 3m (10'4"min x9'8")
UPVC double glazed window to the rear, twin double doors to built in wardrobe, loft hatch, and radiator.

Bedroom 2 2.5m x 1.6m min (8'2" x5'2") UPVC double glazed window to the rear, door to airing cupboard and separate door to storage cupboard/wardrobe .

Wet Room

Refitted to offer a modern wet room with wet floor, electric shower, wash and basin, low level WC, shower curtain, fully tiled walls, UPVC double glazed window to the side, radiator, and extractor fan.

Outside

Front

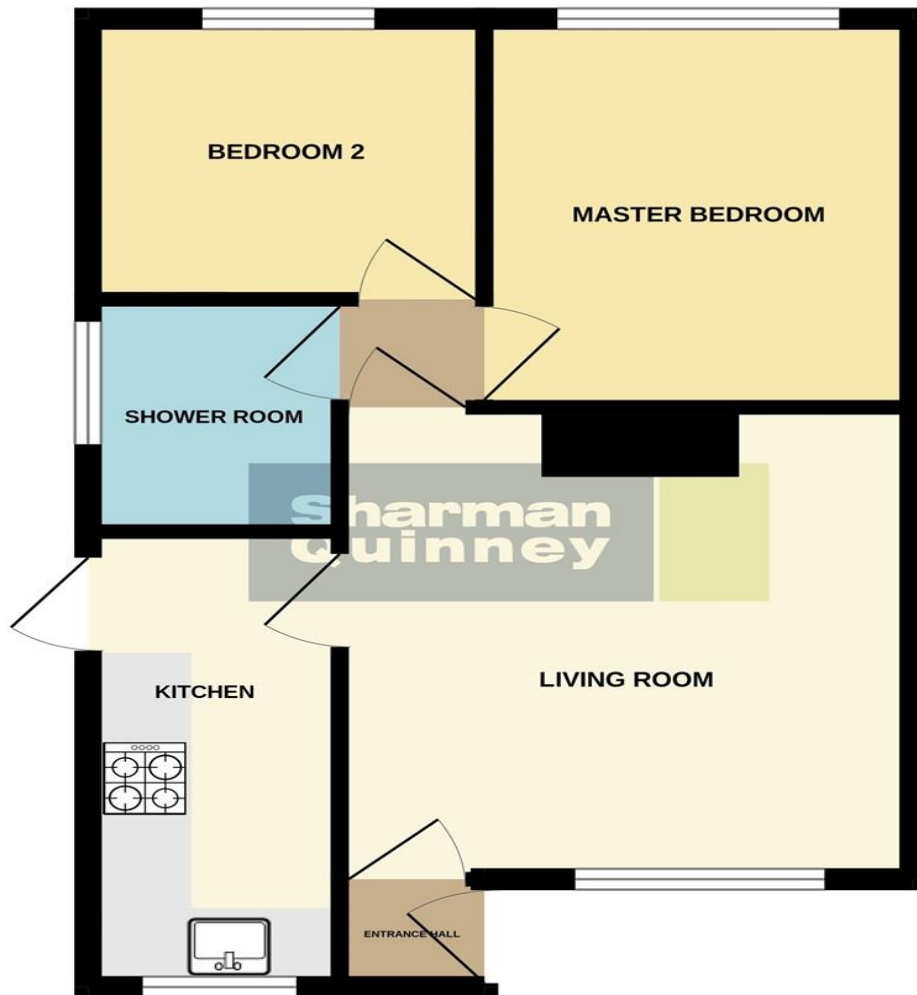
The front is open plan and laid to lawn with long driveway offering off road parking to side gate. There is the option of changing the fence and gate to allow for additional off road parking to the side of the bungalow.

Rear

Low maintenance garden with slabbed patio garden area, a small central lawn area, a block paved patio area, and two timber sheds.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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