



Werrington Park Avenue, Peterborough
Offers In Excess Of £250,000 **Freehold**

**Sharman
Quinney**

Key Features



- Semi Detached House
- Three/Four Bedrooms
- Separate Lounge Diner
- Corner Plot
- Ideal Family Home
- Ideal for Flexible Living
- New Boiler Recently Fitted

Accommodation Includes

Ground Floor

Part glazed leaded light UPVC door to:

Entrance Hall

Stairs, radiator and doors to:

Store Room

2.3m x 2.1m (7'8" x 7'1"). Radiator.

Lounge Diner

5.4m x 2.4m max (18'0 x 8'2'). L-Shaped room with ornate fireplace and surround with inset gas coal effect fire, twin UPVC double glazed windows to rear, double radiator, and ornate feature coving to ceiling.



Bedroom 4/Study

2.2m x 2.1m (7'7" x 7'6"). UPVC double glazed window to the front, and radiator.

Kitchen

5.m max x 2.4m max (18'0 x 8'2"). L- Shaped room with ceramic single drainer sink unit and drainer with mixer tap over, UPVC double glazed window to the side, range of fitted drawer and base units with worktops over. Matching wall cupboards. Recess housing new boiler recently fitted. Further recess for washing matching and dishwasher, and space for a free standing electric cooker. Space for free standing fridge freezer. Half glazed UPVC door to the side, radiator, under stairs storage cupboard and UPVC double glazed window to the side.

Landing

Loft hatch and door and door to airing cupboard.

Bedroom 1

3.1m x 2.4m (10'4"x 8'10). UPVC double glazed Tilt & Turn dormer window to rear, and radiator.

Bedroom 2

3.69mx 3.2 (12'11 x10'7"). UPVC double glazed Tilt & Turn dormer window to front, and radiator.

Bedroom 3

3.69m x 1.9m (12'11 x 6'5"). UPVC double glazed Tilt & Turn window to the front, and radiator





Bathroom

Fitted with three piece suite of shower cubicle, wash hand basin, low-level WC, and UPVC window.

Loft

Boarded and carpeted. Lights and Power.

Outside

Front

Open plan frontage with drive way offering off road parking for two vehicles. Ga ted side access.

Rear.

An enclosed garden to lawn with timber store/ Summer House, feature mature tree belt to the rear offering a high degree of privacy.


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