

Fulbridge Road, Werrington Peterborough **£240.000** Freehold

Sharman Quinney

# **Key Features**













- No Onward Chain
- Three Bedrooms
- Large Rear Garden
- Ample Off Road Parking
- Semi Detached House
- In Need Of Updating

**Entrance Hall** 

Front door to entrance hall, stairs to the first floor and landing. Doors to:

Lounge Diner 5m x 3.1m (16'5" x 10'4") Bay window to the front, tiled fireplace surround and hearth, and radiator.

Kitchen  $3.5m \min x 3.1m \max (16'5'; \min x)$ 10'4" max)

Single drainer sink unit with taps over and base cupboard, fitted worktop with plumbing and recess for a washing machine, tiled fireplace surround and hearth. Recess for a free-standing cooker, wall mounted gas boiler, window to the side, and UPVC part glazed door to the lean to.







Lean To 4.4m x 1.55m (14'7" x 5'10") Brick base with UPVC double glazed window s to either side, polycarbon roof and a part glazed UPVC door to the garden.

# First Floor and Landing

Bedroom 1 4.1m x 3.16m (13'7"x 9'8") UPVC double glazed window to the front, and radiator.

Bedroom 2 3.2m x 2.77m (10'5 x 9'11)) UPVC double glazed window to rear and radiator.

Bedroom 3 2.9m x 219m (9'6" x 7'2") UPVC double glazed window to the rear and radiator.

### **Shower Room**

Three piece suite with a shower cubicle, wash hand basin and WC, window to the front and heated towel rail.

#### Outside

## Front

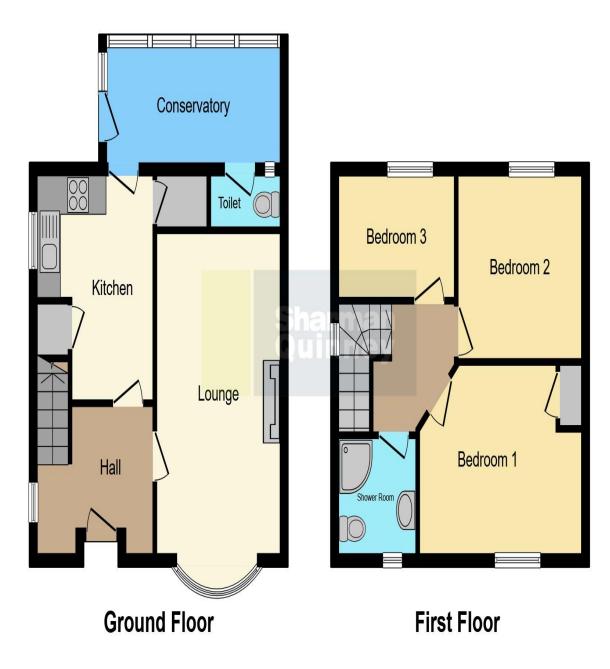
The front garden is a good size and laid to lawn, with drive way offering ample off road parking with gated side access to the rear of the house.

#### Rear

Established garden laid to lawn with established borders.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

NB:The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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