



Fulbridge Road, Werrington Peterborough  
**Guide Price £270,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Semi Detached Bungalow
- Sought After Location
- Two Bedrooms
- Three Piece Bathroom
- Feature Generous Sized Rear Garden
- 100 ft Rear garden

## Entrance Porch

Part glazed UPVC door to entrance porch, part glazed UPVC door leads into:

## Entrance Hall

Pull down loft hatch with attached ladder, double radiator, and doors to:

## Lounge 5.3m x 3.2 m (17'3" x 10'4")

UPVC double glazed picture window to the front, double radiator, and wall mounted electric fire.

## Kitchen 3.1m x 2.6m (10'1" x 8'5")

One and a half stainless steel bowl sink unit with mixer tap, UPVC double glazed window to the side, range of fitted drawer and base units, recess for washing machine, fitted worktops, matching wall cupboards. Integrated four ring Induction hob with





oven under. Stainless steel extractor hood over the hob. Space for a free-standing fridge freezer, radiator, and a part glazed UPVC door to the conservatory.

Conservatory 1 3m x 2.3m (9'8" x 7'5")

Brick base with UPVC double glazed window to the side and rear, ceramic tiled flooring, twin UPVC double glazed French doors to the garden and into:

Conservatory 2 2m x 2.3m (6'5" x 7'5")

UPVC double glazed window to the rear with UPVC double glazed French doors to garden.

Bedroom 1 4.4m max x 3.2m (14'4" x 10'4")

UPVC double glazed window to the rear, double doors to a built-in wardrobe, and double radiator.

Bedroom 2 3m x 2.6m (9'4" x 8'5")

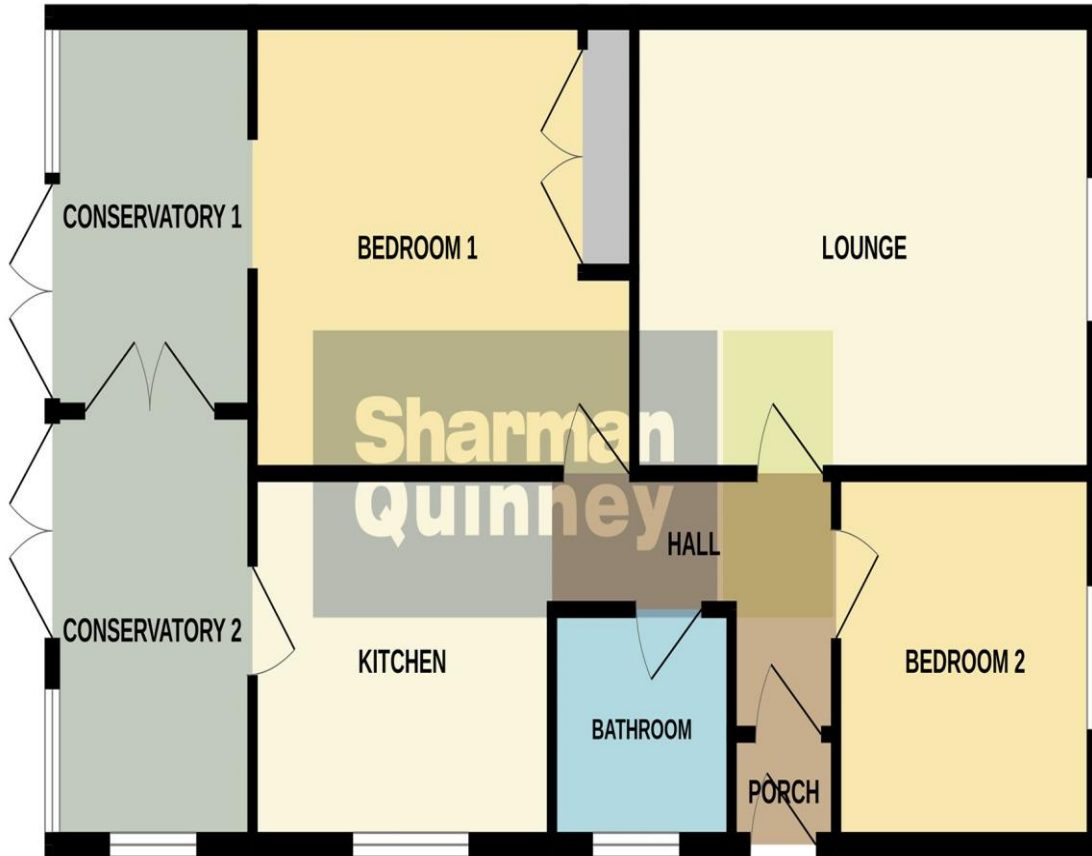
UPVC double glazed window to the front, and radiator.

Bathroom

Three-piece suite with a panelled bath with an electric shower over and tiled surround, vanity wash basin with mixer taps and storage cupboard under, low level WC, half height tiled walls, UPVC double glazed window to the side, radiator, and extractor fan.



## GROUND FLOOR



### Outside

#### Front

A generous sized gravelled frontage with off road parking for several vehicles, established flower and shrub borders, and driveway to the side leading to further off-road parking giving access to a brick garage with up and over door.

#### Rear

A well-maintained large garden with patio area from the bungalow leading to two central lawned area, established borders. large timber shed. There is a gate and a trellis fence leading to a further garden area given over to an allotment type area complete with its own herb garden, further patio area beyond for entertaining. Part brick and timber built WORKSHOP with power and light connected from the lawned area. Twin green houses adjacent to the herb garden.

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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**01733 575757**



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