



Ely Close, Werrington Peterborough  
**Guide Price £170,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Chain
- Garage
- Solar Panels
- Conservatory
- Enclosed Rear Garden
- Off Road Parking

PVCu double part glazed entrance door to:

Entrance Hall  
Radiator.

Lounge  
3.30m x 4.34m (10'10" x 14'3" maximum)  
Radiator.



### Kitchen

3.02m x 2.66m (9'11" excluding door recess x 8'9")

Fitted with a matching range of base and eye level units with worktop space over, sink unit, space for fridge/freezer, built in oven and hob, PVCu double glazed window to rear, side door leading out to garden

### Dining Area

3.93m x 2.64m (12'11" maximum x 8'8")

PVCu double glazed window to rear, radiator.

### Conservatory

2.71m x 3.14m (8'11" x 10'4" excluding door recess)

PVCu construction with polycarbonate roof, door leading out to garden.

### Bedroom 1

3.30m x 3.32m (10'10" x 10'11" excluding wardrobe)

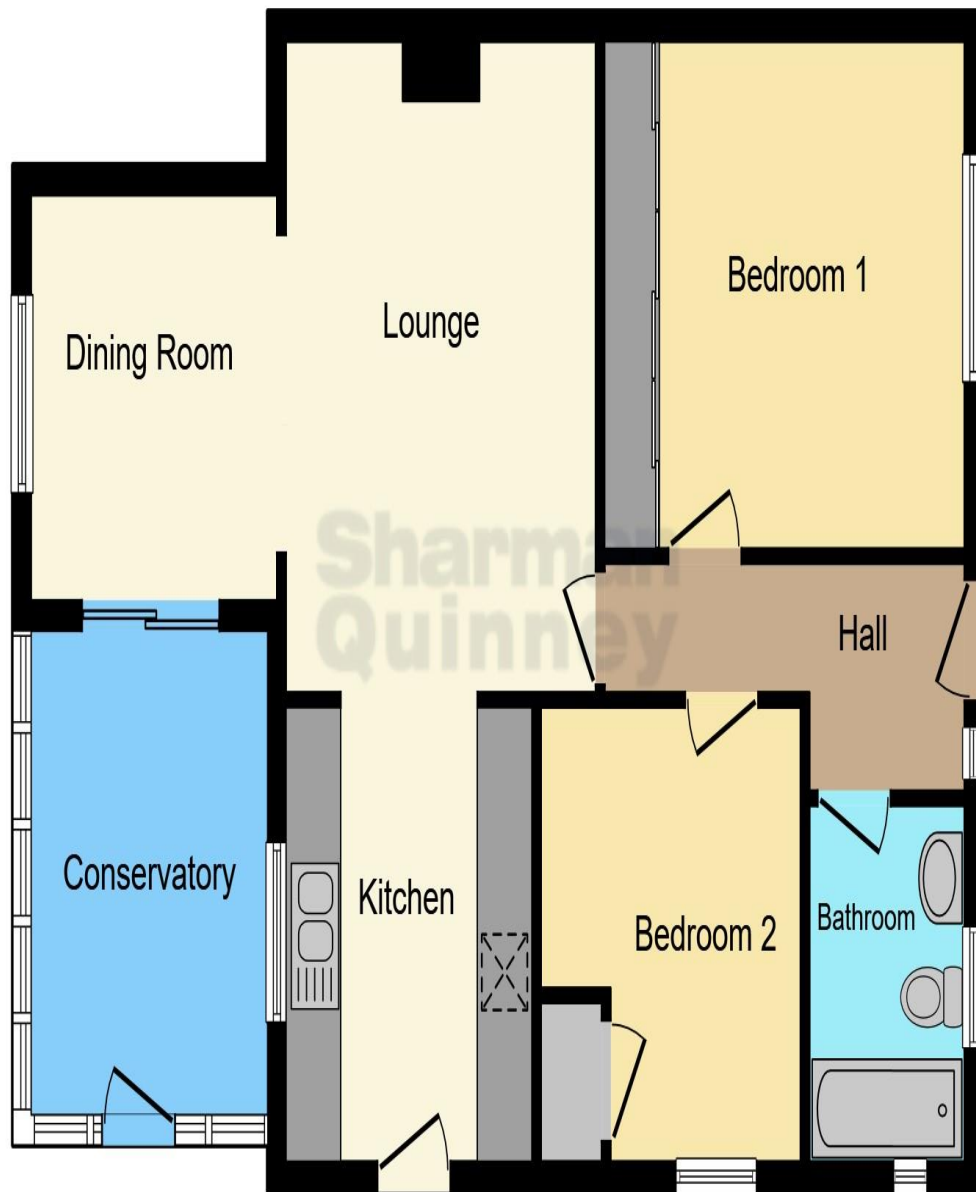
PVCu double glazed window to front, radiator, fitted wardrobes.

### Bedroom 2

2.87m x 3.02m (9'5" maximum x 9'11" maximum)

PVCu double glazed window to side, radiator.





#### Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin, low-level WC, radiator, PVCu obscure double glazed window to front and side.

#### Outside

Block paved driveway to the front providing parking leading to the garage. The rear garden is enclosed with a variety of plants and shrubs.


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](http://www.focalagent.com)

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**01733 575757**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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