



Werrington Park Avenue, Peterborough
£290,000 **Freehold**

**Sharman
Quinney**

Key Features



- Three Bedrooms
- Modern Shower Room
- Lounge/Diner
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: UPVC Double glazed entrance door. Radiator. Cupboard. Stairs to first floor.

LOUNGE: 4.59m x 4.27m (15'09" max x 14'03" plus recess) UPVC Double glazed window to front. Radiator. Feature fireplace with living flame gas fire. Archway to;

DINING AREA: 3.06m x 2.77m (10'05" x 9'11") Patio door to rear. Radiator. Built in under stairs cupboard.



KITCHEN: 2.77m x 2.16m (9'11" x 7'11") UPVC Double glazed window and door to rear. Fitted with a range of base and wall units. Stainless steel sink and drainer with mixer tap. Built in double oven. Fitted hob with cooker hood over. Integrated dishwasher. Wall mounted boiler.

FIRST FLOOR

LANDING: UPVC Double glazed window to side. Loft access.

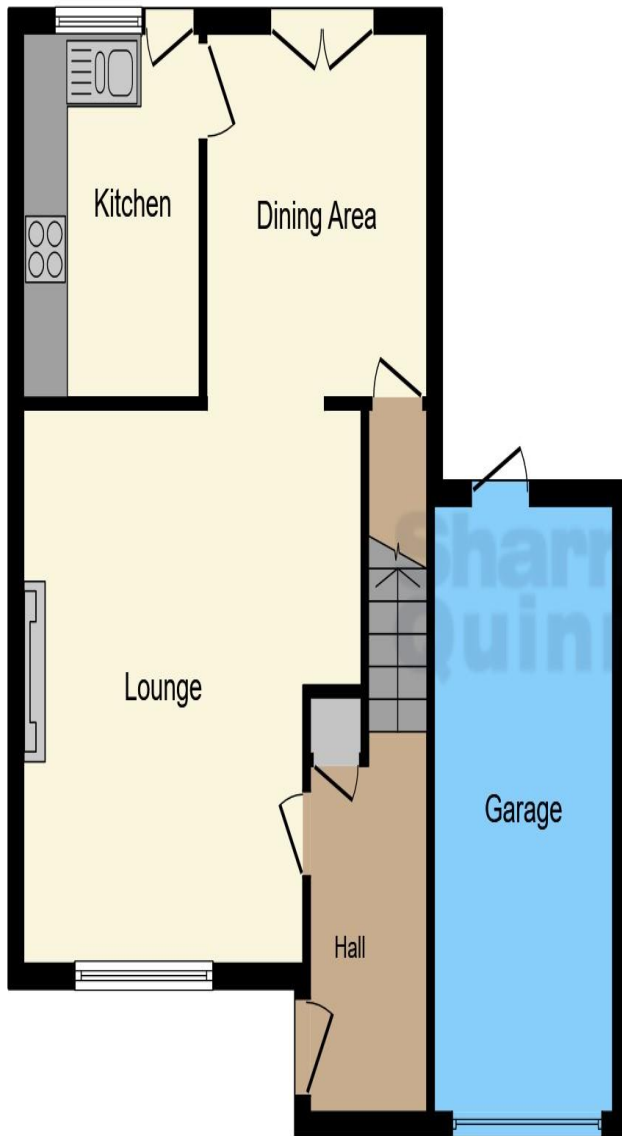
BEDROOM: 3.66m x 3.68m (12'01" max x 12'08" max) UPVC Double glazed window to rear. Radiator. Built in wardrobes.

BEDROOM: 3.38m x 2.47m (11'11" max x 8'11" plus recess) UPVC Double glazed window to front. Radiator. Built in wardrobe.

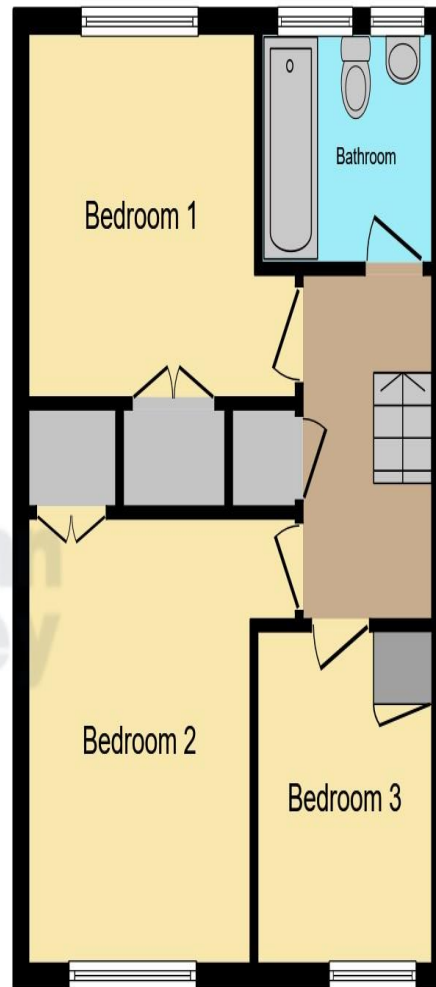
BEDROOM: 2.74m x 2.44m (9' max x 8'01" max) UPVC Double glazed window to front. Radiator. Built in cupboard.

SHOWER ROOM: Two UPVC Frosted double glazed windows to rear. Low level WC. Wash hand basin. Walk in shower with mains shower. Heated towel rail.





Ground Floor



First Floor

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

OUTSIDE

FRONT: Driveway providing off road parking. Decorative gravel area with shrubs.

GARAGE: Electric door.


REAR GARDEN: South facing enclosed by fencing. Patio area. Laid to lawn area with shrub borders.

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