

Peterborough  
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**RegalPark.co.uk**



7 Office Village, Cygnet Park, Peterborough, PE7 8GX



**Lincoln Road, Werrington, Peterborough, PE4 6LA**  
**Offers in excess of £200,000**  
**Freehold**

**\*CLOSE TO LOCAL AMENITIES\* \*EASY ACCESS TO A15/A16/A47\* \*WALKING DISTANCE TO BROTHERHOOD RETAIL PARK\* NO CHAIN\***  
 Regal Park are pleased to offer this well presented 2 Bedroom Detached House in the popular location of Werrington. The property comprises; Entrance, Lounge, Dining Room, Kitchen, Bathroom. The first floor has 2 Bedrooms. There is a Driveway providing off road parking and good size rear garden. Viewings Highly Recommended.  
 No Chain.

EPC Rating: D

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G





### Hallway

Laminate flooring, stairs, door to:

### Lounge

11'1" x 12'3" (3.38m x 3.73m)

UPVC double glazed bow window to front, radiator, solid wood flooring.

### Dining Room

11'3" x 12'3" (3.43m x 3.73m)

UPVC double glazed window to side, double radiator, laminate flooring, under-stairs storage cupboard, door to:

### Kitchen

10'6" x 5'7" (3.20m x 1.70m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine and dishwasher, space for under counter fridge and cooker, uPVC double glazed window to rear, double radiator, vinyl flooring, uPVC double glazed obscure door to side.

### Store Area

2'3" x 5'10" (0.69m x 1.78m)

Vinyl flooring, space for under counter freezer, wall mounted combination boiler, door to:

### Bathroom

Fitted with three piece suite comprising deep panelled bath with Triton electric shower over and folding glass, pedestal wash hand basin and WC, tiled surround, uPVC obscure double glazed window to rear, double radiator, tiled flooring.

### Landing

Exposes floorboards, storage cupboard.

### Bedroom 1

11'2" x 12'3" (3.40m x 3.73m)

UPVC double glazed window to front, radiator, laminate flooring.

### Bedroom 2

7'10" x 12'3" (2.38m x 3.73m)

UPVC double glazed window to rear, radiator, laminate flooring.

### Loft Access

3'1" x 3'7" (0.94m x 1.08m)

Ladder to loft for access.

### Outside

There is a Driveway to the front providing off road parking. The rear garden has a gravel area, outside tap, outside lighting, lawn area, pathway to rear with timber shed, gated side access.

### Offer Procedure and Mortgage Assistance

In compliance with The Estate Agents (Undesirable Practices) Order 1991, we are under an obligation to check into a Purchaser's financial situation before recommending an offer to a Vendor.

Therefore, prior to any offers being accepted, you will be required to make an appointment in order for us to financially qualify your offer.

If you are making a cash offer, which is not subject to the sale of a property, written confirmation of the availability of the cash will be required before your offer can be qualified.

With so many mortgage schemes available and so many lenders trying to tempt you, how do you know what is the right scheme for you?

Our recommended Mortgage Company will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances and they will guide you through the process.

For further details, please call our office on 01733 560650.

Your home may be repossessed if you do not keep up repayments on your mortgage.