

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



**Chatsfield, Werrington, Peterborough, PE4 5DJ**  
**Price £190,000**  
**Freehold**

**\*CUL-DE-SAC LOCATION\* \*CHALET BUNGALOW\* \*BEDROOM 2 DOWNSTAIRS\*  
 \*SHOWER ROOM\***

Regal Park are pleased to offer this well presented 2 Bedroom Semi Detached Bungalow in the popular location of Werrington. The property is situated in a cul-de-sac close to local amenities and is within easy access to A15/A16 and comprises of: Entrance Hall, Shower Room, Lounge/Dining Room, Kitchen, Bedroom 2.

The first floor has the Master Bedroom.

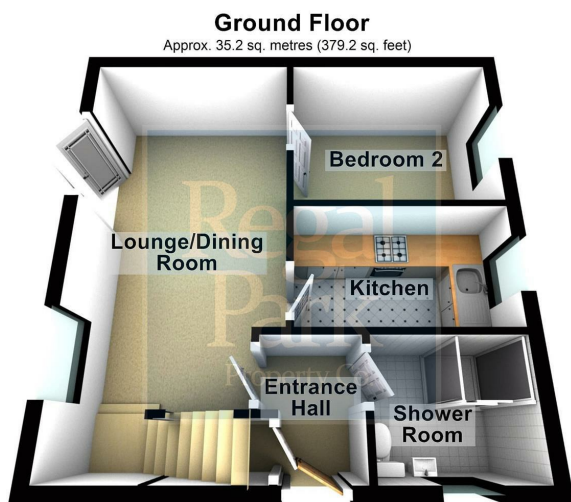
There is a Driveway providing off road parking and enclosed low maintenance rear garden.

Viewings Highly Recommended.  
 NO CHAIN.

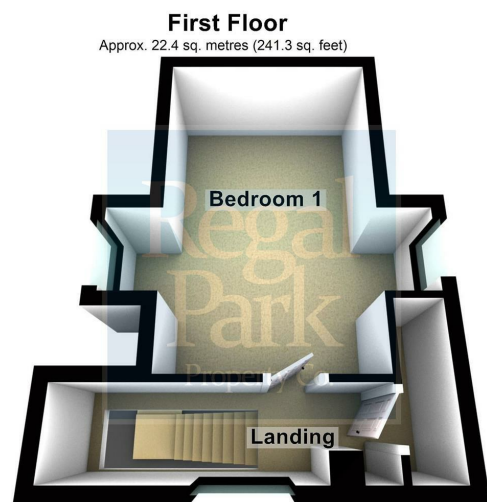
EPC Rating: D

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





Total area: approx. 57.6 sq. metres (620.5 sq. feet)



#### **Entrance Hall**

Radiator, tiled flooring, under-stairs storage cupboard, door to Shower Room, door to:

#### **Lounge/Dining Room**

16'10" x 9'6" max (5.13m x 2.90m max)

UPVC double glazed window to side, double radiator, tiled flooring, TV point, stairs, uPVC double glazed french double doors to garden, door to Bedroom 2, door to:

#### **Kitchen**

5'7" x 9'7" (1.70m x 2.93m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to side, radiator, tiled flooring.

#### **Shower Room**

Fitted with a three piece suite comprising of a tiled shower enclosure with fitted shower over, wash hand basin with cupboards under and low-level WC, fully tiled walls, uPVC obscure double glazed window to front, heated towel rail, tiled flooring.

#### **Bedroom 2**

7'7" x 9'8" (2.31m x 2.95m)

UPVC double glazed window to side, radiator, tiled flooring.

#### **Stairs & Landing**

UPVC double glazed window to front, fitted carpet, cupboard housing wall mounted boiler, door to:

#### **Bedroom 1**

15'5" x 14'8" max (4.70m x 4.47m max)

Two uPVC double glazed windows to sides, double radiator, fitted carpet.

#### **Outside**

There is a block paved Driveway providing off road parking with gated access.

The rear garden has a patio area, artificial grass, shed, mature flowers and trees, outside lighting.

#### **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.